

# Unit 202 - Lake Point Tower

202 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11354360  
 Status: Pending  
 Size: 1,259 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$280,000  
 List PPSF: \$222  
 Valuated Price: \$364,000  
 Valuated PPSF: \$260

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 208  
 Number of active listings for rent: 4  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

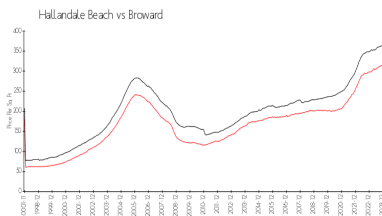
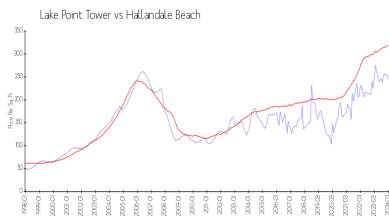
## Building Association Information

Lake Point Tower Condominium  
 (954) 455-6403

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1206	982 sq ft	Apr 2024	\$262,000	\$267
513	1,259 sq ft	Feb 2024	\$369,000	\$293
413	1,259 sq ft	Jan 2024	\$350,000	\$278
1205	1,420 sq ft	Jan 2024	\$350,000	\$246
1215	1,300 sq ft	Dec 2023	\$301,500	\$232

## Market Information



Lake Point Tower: \$245/sq. ft.  
 Hallandale Beach: \$319/sq. ft.  
 Hallandale Beach: \$319/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Lake Point Tower: 5%  
 Hallandale Beach: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Lake Point Tower  
Hallandale Beach  
Broward

82 days  
75 days  
66 days