

Unit 243 - April Breeze Mist & Song

243 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11502499
 Status: Active
 Size: 921 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$234,000
 List PPSF: \$254
 Valuated Price: \$250,000
 Valuated PPSF: \$180

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: 174
 Number of active listings for rent: 6
 Number of active listings for sale: 11
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

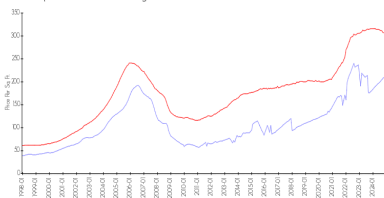
April Song Condo Association
 (954) 458-2412
 April Mist Condo Association
 (954) 458-8337
 April Breeze Association, Inc.
 (954) 458-8085

Recent Sales

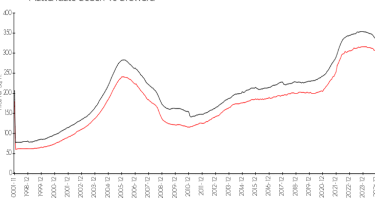
Unit #	Size	Closing Date	Sale Price	PPSF
313	732 sq ft	Jan 2025	\$115,000	\$157
305	732 sq ft	Dec 2024	\$165,000	\$225
412	1,386 sq ft	Jun 2024	\$210,000	\$152
302	732 sq ft	May 2024	\$210,000	\$287
122	648 sq ft	May 2024	\$200,000	\$309

Market Information

April Breeze Mist & Song vs Hallandale Beach



Hallandale Beach vs Broward



April Breeze Mist & Song: \$215/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

April Breeze Mist & Song: 6%
 Hallandale Beach: 6%
 Broward: 5%



Built in 1967 - 174 units - 4 floors

Avg. Time to Close Over Last 12 Months

April Breeze Mist & Song	120 days
Hallandale Beach	83 days
Broward	78 days