

# Unit H401 - Brookfield Square

H401 - 2800 NW 56 Ave, Lauderdale, FL, Broward 33313

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11511027     |
| Status:         | Active        |
| Size:           | 959 Sq ft.    |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: |               |
| Parking Spaces: | Guest Parking |
| View:           |               |
| Rental Price:   | \$1,790       |
| List PPSF:      | \$2           |
| Valuated Price: | \$152,000     |
| Valuated PPSF:  | \$158         |

*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.*

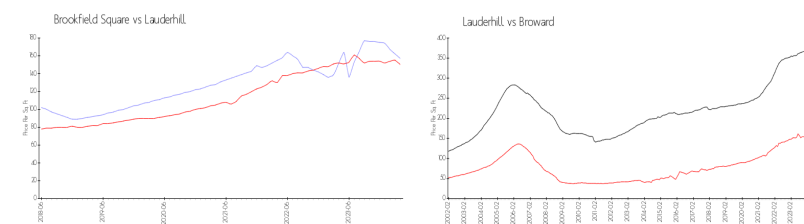
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 200 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

Brookfield Square Condominium  
Address: 2800 NW 56th Ave,  
Lauderhill, FL 33313  
Phone: +1 954-714-0010

## Market Information



|                    |               |             |               |
|--------------------|---------------|-------------|---------------|
| Brookfield Square: | \$157/sq. ft. | Lauderhill: | \$150/sq. ft. |
| Lauderhill:        | \$150/sq. ft. | Broward:    | \$351/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Brookfield Square | 9% |
| Lauderhill        | 5% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Brookfield Square | 91 days |
| Lauderhill        | 74 days |
| Broward           | 67 days |

