

# Unit H207 - Brookfield Square

H207 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11549023                |
| Status:         | Active                   |
| Size:           | 959 Sq ft.               |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$169,000                |
| List PPSF:      | \$176                    |
| Valuated Price: | \$149,000                |
| Valuated PPSF:  | \$155                    |

*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:      | 14  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

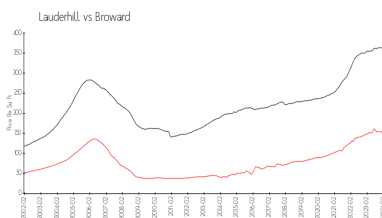
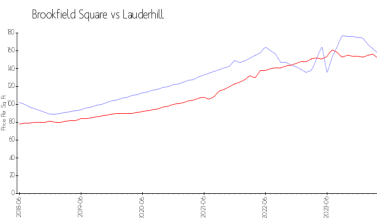
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| A105   | 1,195 sq ft | Feb 2024     | \$160,000  | \$134 |
| D402   | 735 sq ft   | Jan 2024     | \$128,000  | \$174 |
| D401   | 735 sq ft   | Jan 2024     | \$131,000  | \$178 |
| E407   | 735 sq ft   | Sep 2023     | \$132,000  | \$180 |
| B401   | 959 sq ft   | Aug 2023     | \$162,000  | \$169 |

## Market Information

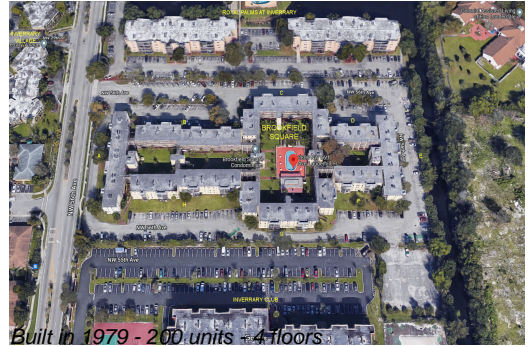


Brookfield Square: \$157/sq. ft.  
 Lauderhill: \$151/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Brookfield Square | 7% |
| Lauderhill        | 4% |
| Broward           | 3% |



## **Avg. Time to Close Over Last 12 Months**

|                   |         |
|-------------------|---------|
| Brookfield Square | 86 days |
| Lauderhill        | 75 days |
| Broward           | 66 days |