

Unit 804 - Lake Point Tower

804 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11584923
 Status: Active
 Size: 968 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$245,000
 List PPSF: \$253
 Valuated Price: \$221,000
 Valuated PPSF: \$221

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: 17
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

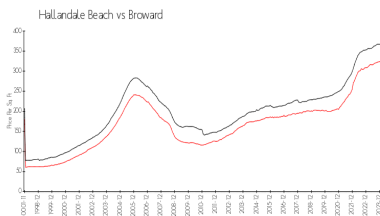
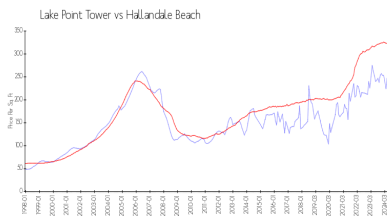
Building Association Information

Lake Point Tower Condominium
 (954) 455-6403

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1214	968 sq ft	Jul 2024	\$225,000	\$232
211	982 sq ft	Jun 2024	\$249,000	\$254
713	1,259 sq ft	Jun 2024	\$275,000	\$218
904	968 sq ft	May 2024	\$255,000	\$263
1206	982 sq ft	Apr 2024	\$262,000	\$267

Market Information



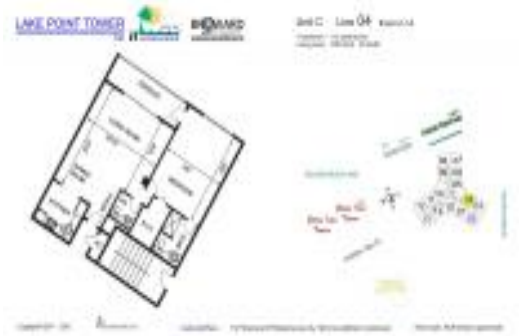
Lake Point Tower: \$216/sq. ft.
 Hallandale Beach: \$321/sq. ft.

Hallandale Beach: \$321/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Lake Point Tower: 8%
 Hallandale Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Lake Point Tower
Hallandale Beach
Broward

71 days
74 days
70 days