

Unit 517 - Fairways Riviera

517 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|----------------------------------------|
| MLS Number: | A11585123 |
| Status: | Active |
| Size: | 1,150 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$439,900 |
| List PPSF: | \$383 |
| Valuated Price: | \$344,000 |
| Valuated PPSF: | \$299 |

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: | 238 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

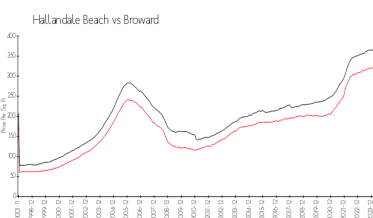
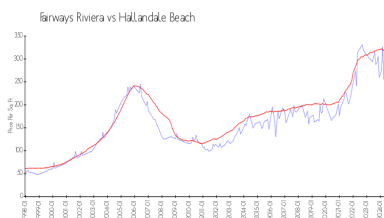
Building Association Information

Fairways Riviera Association Inc
250 Diplomat Parkway Hallandale Beach,
FL33009-3724
(954) 457-8348

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 821 | 1,150 sq ft | Aug 2024 | \$340,000 | \$296 |
| 625 | 850 sq ft | Aug 2024 | \$225,000 | \$265 |
| 826 | 975 sq ft | May 2024 | \$250,000 | \$256 |
| 518 | 1,150 sq ft | Apr 2024 | \$260,000 | \$226 |
| 634 | 1,150 sq ft | Mar 2024 | \$405,000 | \$352 |

Market Information



| | | | |
|-------------------|---------------|-------------------|---------------|
| Fairways Riviera: | \$294/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach: | \$315/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Fairways Riviera | 9% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Fairways Riviera | 91 days |
| Hallandale Beach | 77 days |



Broward

72 days