

# Unit 202 - Meadowbrook 3

202 - 500 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11589434  
 Status: Pending  
 Size: 1,092 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$239,900  
 List PPSF: \$220  
 Valuated Price: \$241,000  
 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: 56  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

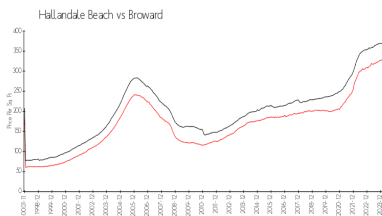
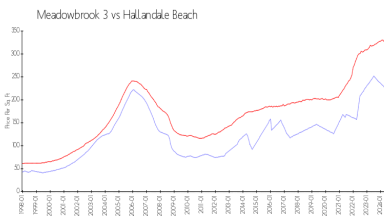
## Building Association Information

Meadowbrook Towers Condominiums  
 (954) 458-7520

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608	1,092 sq ft	Dec 2023	\$270,000	\$247
707	1,092 sq ft	Dec 2023	\$245,000	\$224
601	1,092 sq ft	Nov 2023	\$246,000	\$225
603	847 sq ft	Nov 2023	\$185,000	\$218
205	730 sq ft	Jul 2023	\$180,000	\$247

## Market Information



Meadowbrook 3: \$225/sq. ft.  
 Hallandale Beach: \$328/sq. ft.  
 Hallandale Beach: \$328/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Meadowbrook 3: 4%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Meadowbrook 3  
Hallandale Beach  
Broward

78 days  
76 days  
69 days