

Unit 403 - Towers of Oceanview East

403 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11589574
Status:	Cancelled
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$317,000
List PPSF:	\$295
Valuated Price:	\$293,000
Valuated PPSF:	\$273

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:	296
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

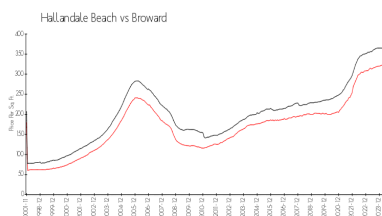
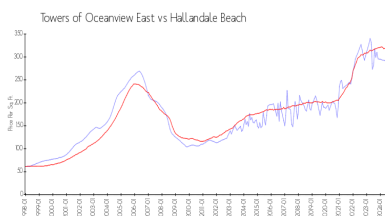
Building Association Information

Towers Of Oceanview Point Condominium Assoc Inc
400 Leslie Drive
Hallandale Beach, FL33009-2914
(954) 458-0411

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
630	1,430 sq ft	Sep 2024	\$475,000	\$332
1122	1,075 sq ft	Jun 2024	\$280,000	\$260
931	1,430 sq ft	Feb 2024	\$340,000	\$238
615	1,455 sq ft	Jan 2024	\$474,000	\$326
720	1,430 sq ft	Jan 2024	\$499,900	\$350

Market Information



Towers of Oceanview East:	\$296/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Towers of Oceanview East	3%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Towers of Oceanview East	80 days
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Hallandale Beach
Broward

77 days
72 days