

Unit 402 - Fairways Royale

402 - 1000 NE 14 Av, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11601003
 Status: Active
 Size: 1,027 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$259,900
 List PPSF: \$253
 Valuated Price: \$236,000
 Valuated PPSF: \$230

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: 76
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

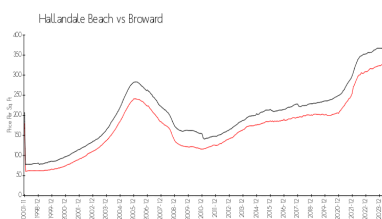
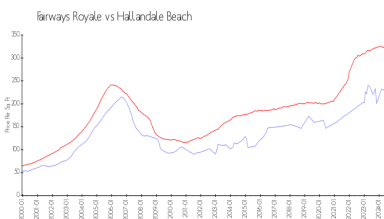
Building Association Information

Fairways Royale Fairways
 Association Inc
 950 NE 14th Avenue # 111
 (954) 458-0129

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712	1,027 sq ft	Apr 2024	\$134,500	\$131
305	785 sq ft	Mar 2024	\$180,000	\$229
112	1,027 sq ft	Nov 2023	\$200,000	\$195
501	1,027 sq ft	Aug 2023	\$250,000	\$243
212	1,027 sq ft	Aug 2023	\$180,000	\$175
607	726 sq ft	Aug 2023	\$162,000	\$223
612	1,027 sq ft	Aug 2023	\$250,000	\$243

Market Information

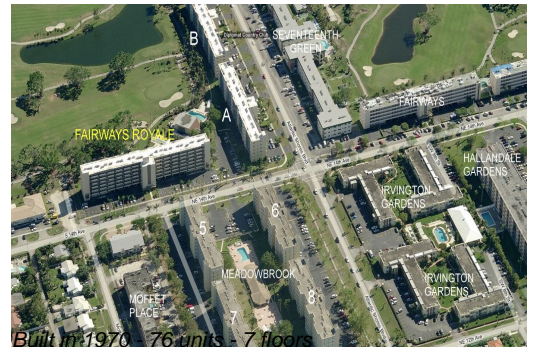


Fairways Royale: \$230/sq. ft.
 Hallandale Beach: \$321/sq. ft.

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

Inventory for Sale

Fairways Royale: 7%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Fairways Royale	92 days
Hallandale Beach	74 days
Broward	70 days