

# 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:	\$213,000
Valuated PPSF:	\$207

*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:	7
Building inventory for sale:	9%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

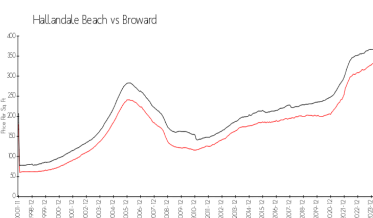
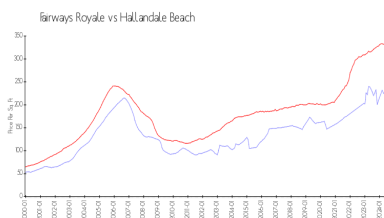
## Building Association Information

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

## Market Information



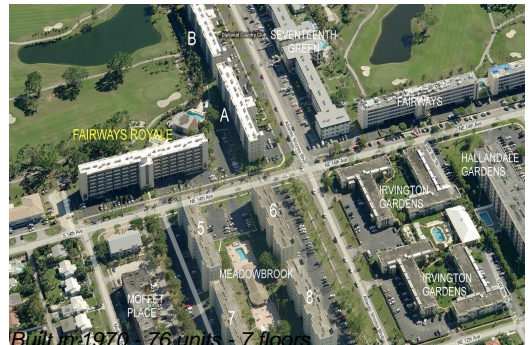
Fairways Royale: \$208/sq. ft.  
Hallandale Beach: \$331/sq. ft.

Hallandale Beach: \$331/sq. ft.  
Broward: \$346/sq. ft.

## Inventory for Sale

Fairways Royale	9%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Fairways Royale  
Hallandale Beach  
Broward

60 days  
76 days  
72 days