

Unit 1604 - Golden Surf Towers

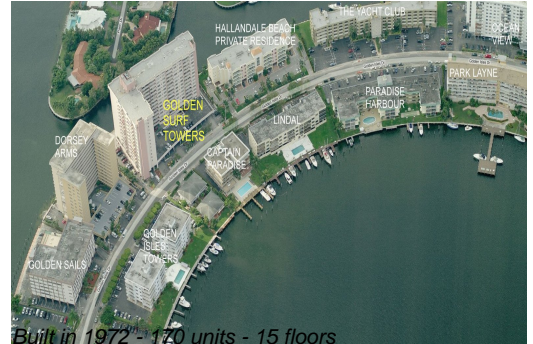
1604 - 137 Golden Isles Dr, Hallandale Beach, FL, Broward 33009



Unit Information

MLS Number: A11603454
 Status: Pending
 Size: 920 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$325,000
 List PPSF: \$353
 Valuated Price: \$265,000
 Valuated PPSF: \$291

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: 170
 Number of active listings for rent: 2
 Number of active listings for sale: 11
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

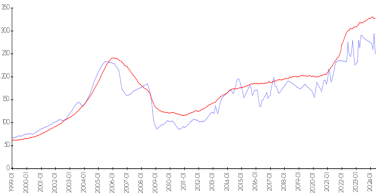
Golden Surf Towers Condominium Association
 (954) 454-6599

Recent Sales

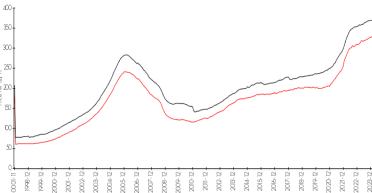
Unit #	Size	Closing Date	Sale Price	PPSF
811	920 sq ft	Apr 2024	\$239,900	\$261
1609	1,311 sq ft	Mar 2024	\$330,000	\$252
704	920 sq ft	Feb 2024	\$295,000	\$321
1510	1,311 sq ft	Feb 2024	\$304,000	\$232
503	1,308 sq ft	Oct 2023	\$440,000	\$336

Market Information

Golden Surf Towers vs Hallandale Beach



Hallandale Beach vs Broward



Golden Surf Towers: \$250/sq. ft.
 Hallandale Beach: \$328/sq. ft.

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

Inventory for Sale

Golden Surf Towers: 6%
 Hallandale Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Golden Surf Towers	93 days
Hallandale Beach	77 days
Broward	69 days