

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:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
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

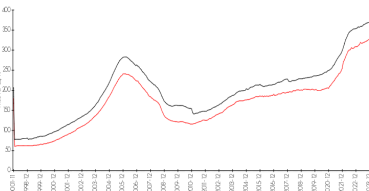
Market Information

Golden Surf Towers vs Hallandale Beach



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

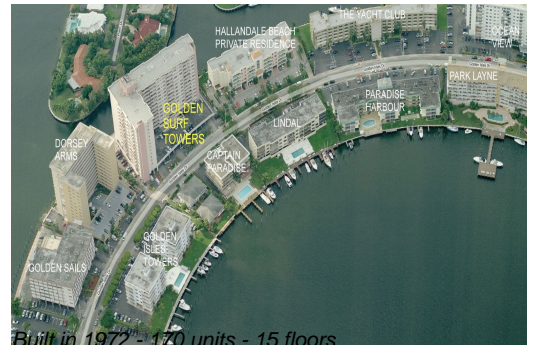
Hallandale Beach vs Broward



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	76 days
Broward	69 days