

Unit 409 - Towers of Oceanview East

409 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11604716
Status:	Active
Size:	1,430 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$449,000
List PPSF:	\$314
Valuated Price:	\$383,000
Valuated PPSF:	\$268

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

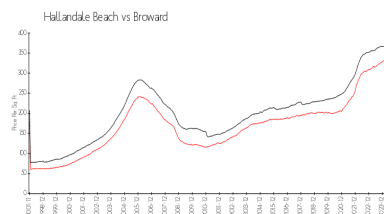
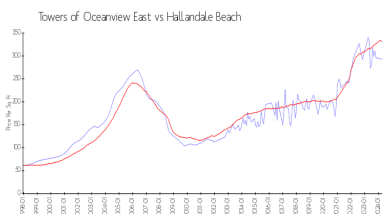
Building Association Information

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
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
531	1,430 sq ft	Nov 2023	\$420,000	\$294
824	1,075 sq ft	Nov 2023	\$335,000	\$312

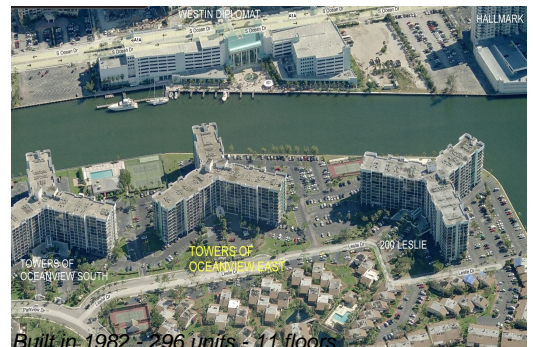
Market Information



Towers of Oceanview East:	\$291/sq. ft.	Hallandale Beach:	\$331/sq. ft.
Hallandale Beach:	\$331/sq. ft.	Broward:	\$346/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	72 days
Hallandale Beach	76 days
Broward	72 days