

Unit 104 - Lake Point Tower

104 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11608597
Status:	Active
Size:	834 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$230,000
List PPSF:	\$276
Valuated Price:	\$219,000
Valuated PPSF:	\$219

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:	208
Number of active listings for rent:	4
Number of active listings for sale:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

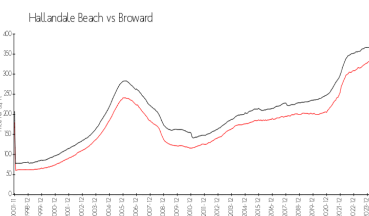
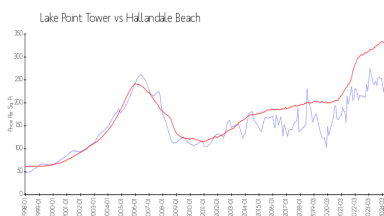
Building Association Information

Lake Point Tower Condominium
(954) 455-6403

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
804	968 sq ft	Aug 2024	\$235,000	\$243
1214	968 sq ft	Jul 2024	\$225,000	\$232
211	982 sq ft	Jun 2024	\$249,000	\$254
713	1,259 sq ft	Jun 2024	\$275,000	\$218
904	968 sq ft	May 2024	\$255,000	\$263

Market Information

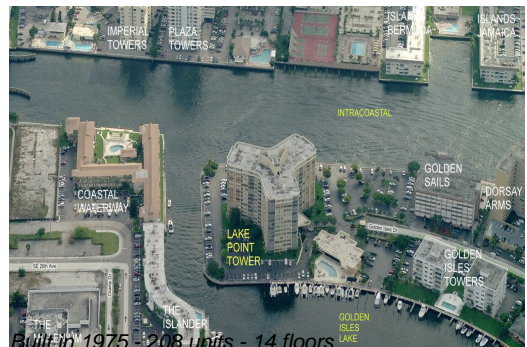


Lake Point Tower:	\$230/sq. ft.	Hallandale Beach:	\$331/sq. ft.
Hallandale Beach:	\$331/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Lake Point Tower	7%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Lake Point Tower
Hallandale Beach
Broward

71 days
76 days
72 days