

# Unit 415 - Towers of Oceanview East

415 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11615778  
 Status: Active  
 Size: 1,455 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$425,000  
 List PPSF: \$292  
 Valuated Price: \$398,000  
 Valuated PPSF: \$274

*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: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

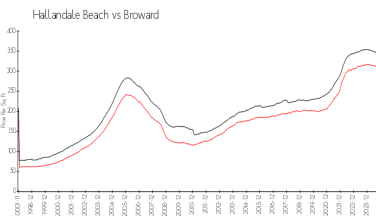
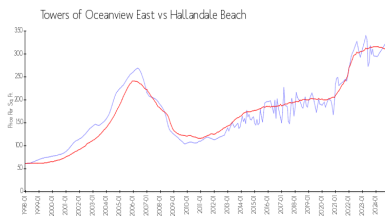
## Building Association Information

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
630	1,430 sq ft	Sep 2024	\$475,000	\$332
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

## Market Information



Towers of Oceanview East: \$282/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
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 Broward: \$334/sq. ft.

## Inventory for Sale

Towers of Oceanview East: 5%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Towers of Oceanview East: 145 days



Hallandale Beach  
Broward

83 days  
78 days