

Unit 326 - Towers of Oceanview East

326 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11619554
Status:	Active
Size:	915 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$280,000
List PPSF:	\$306
Valuated Price:	\$267,000
Valuated PPSF:	\$292

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

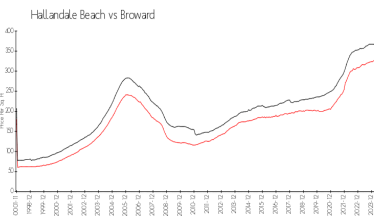
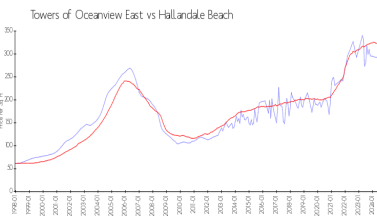
Building Association Information

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:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Towers of Oceanview East	3%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Towers of Oceanview East	76 days
Hallandale Beach	74 days
Broward	70 days