

# Unit 1304W - Duo Condo West

1304W - 1745 Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11660201  
 Status: Active  
 Size: 920 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking, Valet Parking

View:  
 List Price: \$365,000  
 List PPSF: \$397  
 Valuated Price: \$318,000  
 Valuated PPSF: \$346

*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: 199  
 Number of active listings for rent: 13  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

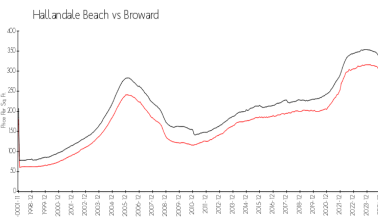
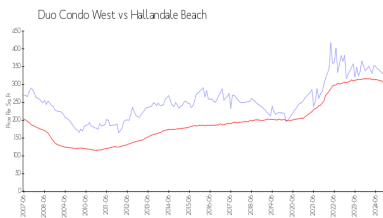
## Building Association Information

Duo Masters Association  
 (954) 458-5878

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2001W	915 sq ft	Nov 2024	\$284,000	\$310
PH05W	1,715 sq ft	May 2024	\$550,000	\$321
1005W	1,081 sq ft	May 2024	\$450,000	\$416
2201 W	915 sq ft	Feb 2024	\$320,000	\$350
307W	1,354 sq ft	Feb 2024	\$400,000	\$295
508W	1,052 sq ft	Feb 2024	\$353,000	\$336

## Market Information



Duo Condo West: \$325/sq. ft.      Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Duo Condo West: 7%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Duo Condo West: 95 days  
 Hallandale Beach: 83 days



Broward

78 days