

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: \$332,000
 Valuated PPSF: \$361

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: 17
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

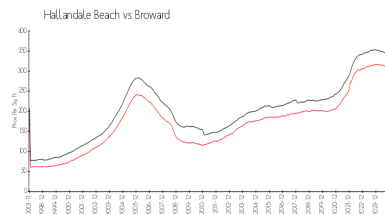
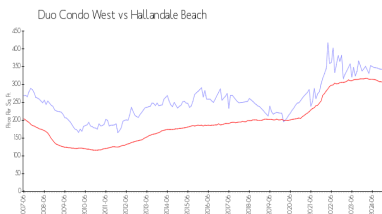
Building Association Information

Duo Masters Association
 (954) 458-5878

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1504W | 920 sq ft | Mar 2025 | \$335,000 | \$364 |
| PH06W | 1,634 sq ft | Feb 2025 | \$565,000 | \$346 |
| 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 |

Market Information



Duo Condo West: \$339/sq. ft.
 Hallandale Beach: \$303/sq. ft.

Hallandale Beach: \$303/sq. ft.
 Broward: \$324/sq. ft.

Inventory for Sale

Duo Condo West: 9%
 Hallandale Beach: 7%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Duo Condo West: 87 days
 Hallandale Beach: 88 days
 Broward: 83 days

