

# Unit 433 - Fairways Riviera

433 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11661249  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$369,000  
 List PPSF: \$321  
 Valuated Price: \$296,000  
 Valuated PPSF: \$257

*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: 238  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

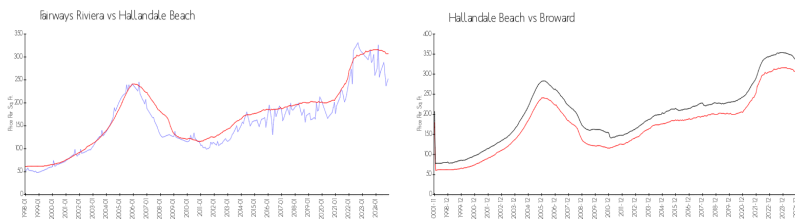
## Building Association Information

Fairways Riviera Association Inc  
 250 Diplomat Parkway Hallandale Beach,  
 FL33009-3724  
 (954) 457-8348

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	1,150 sq ft	Jan 2025	\$230,000	\$200
325	850 sq ft	Oct 2024	\$180,000	\$212
821	1,150 sq ft	Aug 2024	\$340,000	\$296
625	850 sq ft	Aug 2024	\$225,000	\$265
826	975 sq ft	May 2024	\$250,000	\$256

## Market Information



Fairways Riviera: \$255/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Fairways Riviera: 11%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Fairways Riviera: 72 days  
 Hallandale Beach: 83 days



Broward

78 days