

Unit 704 - Meadowbrook 4

704 - 420 NE 12 Av, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11671332
 Status: Pending
 Size: 730 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Other Parking
 View:
 List Price: \$210,000
 List PPSF: \$288
 Valuated Price: \$209,000
 Valuated PPSF: \$286

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: 56
 Number of active listings for rent: 1
 Number of active listings for sale: 2
 Building inventory for sale: 3%
 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

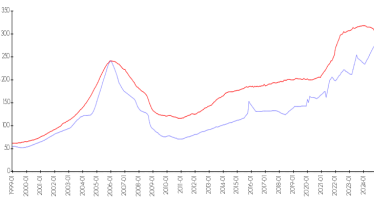
Meadowbrook Towers Condominiums
 (954) 458-7520

Recent Sales

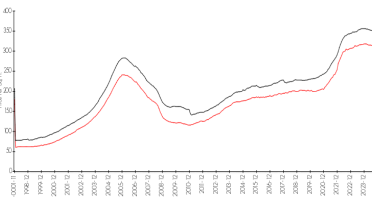
Unit #	Size	Closing Date	Sale Price	PPSF
605	730 sq ft	Aug 2024	\$189,900	\$260
202	1,092 sq ft	Apr 2024	\$250,000	\$229
406	847 sq ft	Feb 2024	\$198,000	\$234

Market Information

Meadowbrook 4 vs Hallandale Beach



Hallandale Beach vs Broward



Meadowbrook 4: \$278/sq. ft.
 Hallandale Beach: \$307/sq. ft.

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

Inventory for Sale

Meadowbrook 4: 4%
 Hallandale Beach: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Meadowbrook 4: 125 days
 Hallandale Beach: 80 days
 Broward: 76 days

