

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

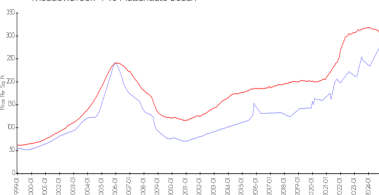
Meadowbrook Towers Condominiums
(954) 458-7520

Recent Sales

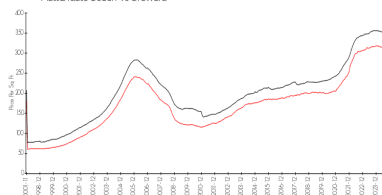
Unit #	Size	Closing Date	Sale Price	PPSF
605	730 sq ft	Aug 2024	\$189,900	\$260
202	1,092 sq ft	Apr 2024	\$250,000	\$229
406	847 sq ft	Feb 2024	\$198,000	\$234

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

