

Unit 631 - Fairways Riviera

631 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11675763
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$349,000
 List PPSF: \$303
 Valuated Price: \$270,000
 Valuated PPSF: \$235

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

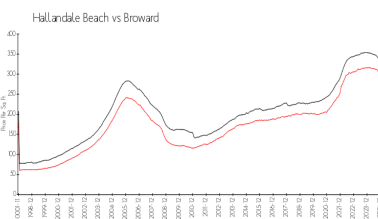
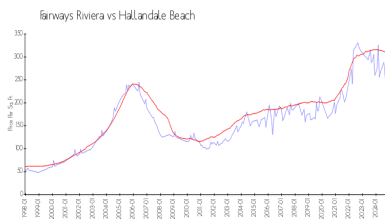
Building Association Information

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