

# Unit A104 - Brookfield Square

A104 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

## Unit Information

MLS Number: A11680537  
 Status: Active  
 Size: 1,195 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$180,000  
 List PPSF: \$151  
 Valuated Price: \$186,000  
 Valuated PPSF: \$156

*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: 200  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

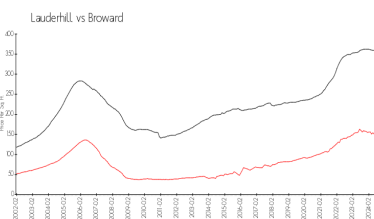
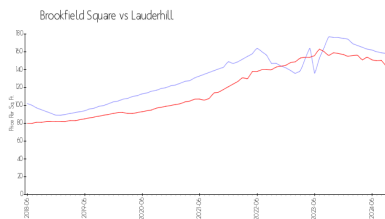
## Building Association Information

Brookfield Square Condominium  
 Address: 2800 NW 56th Ave,  
 Lauderhill, FL 33313  
 Phone: +1 954-714-0010

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G107	959 sq ft	Aug 2024	\$149,000	\$155
H302	959 sq ft	Aug 2024	\$145,000	\$151
106	735 sq ft	Jun 2024	\$120,000	\$163
B105	959 sq ft	Jun 2024	\$149,000	\$155
A105	1,195 sq ft	Feb 2024	\$160,000	\$134

## Market Information



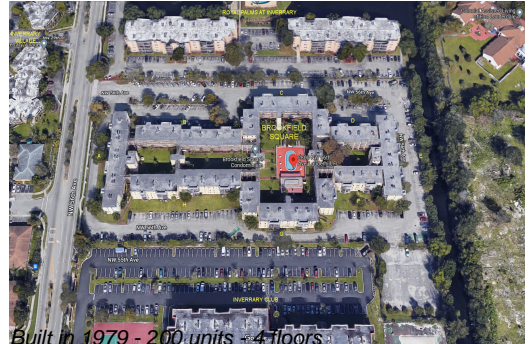
Brookfield Square: \$158/sq. ft.      Lauderhill: \$143/sq. ft.  
 Lauderhill: \$143/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Brookfield Square: 11%  
 Lauderhill: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Brookfield Square: 76 days  
 Lauderhill: 78 days



Broward

74 days