

Unit 409 - April Breeze Mist & Song

409 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11687402
Status:	Active
Size:	732 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$169,900
List PPSF:	\$232
Valuated Price:	\$168,000
Valuated PPSF:	\$230

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:	174
Number of active listings for rent:	6
Number of active listings for sale:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

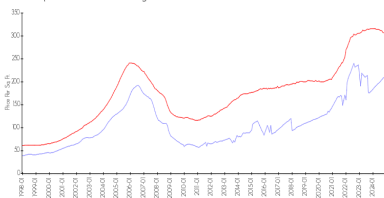
April Song Condo Association
(954) 458-2412
April Mist Condo Association
(954) 458-8337
April Breeze Association, Inc.
(954) 458-8085

Recent Sales

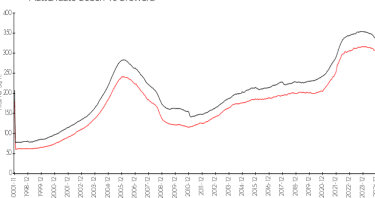
Unit #	Size	Closing Date	Sale Price	PPSF
313	732 sq ft	Jan 2025	\$115,000	\$157
305	732 sq ft	Dec 2024	\$165,000	\$225
412	1,386 sq ft	Jun 2024	\$210,000	\$152
302	732 sq ft	May 2024	\$210,000	\$287
122	648 sq ft	May 2024	\$200,000	\$309

Market Information

April Breeze Mist & Song vs Hallandale Beach



Hallandale Beach vs Broward



April Breeze Mist & Song:	\$215/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

April Breeze Mist & Song	6%
Hallandale Beach	6%
Broward	5%



Avg. Time to Close Over Last 12 Months

April Breeze Mist & Song	120 days
Hallandale Beach	84 days
Broward	78 days