

# Unit 721 - Fairways Riviera

721 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11691227  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$405,000  
 List PPSF: \$352  
 Valuated Price: \$273,000  
 Valuated PPSF: \$237

*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: 23  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

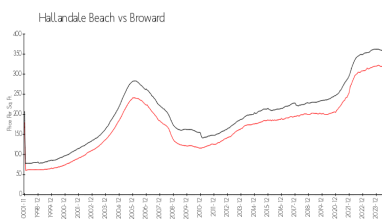
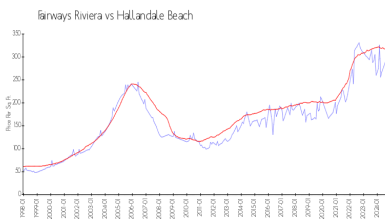
## Building Association Information

Fairways Riviera Association Inc  
 250 Diplomat Parkway Hallandale Beach,  
 FL33009-3724  
 (954) 457-8348

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
518	1,150 sq ft	Apr 2024	\$260,000	\$226

## Market Information



Fairways Riviera: \$256/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Fairways Riviera: 10%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Fairways Riviera: 74 days



Hallandale Beach  
Broward

80 days  
74 days