

Unit 303 - Towers of Oceanview East

303 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | A11692953 |
| Status: | Active |
| Size: | 1,075 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$285,000 |
| List PPSF: | \$265 |
| Valuated Price: | \$315,000 |
| Valuated PPSF: | \$293 |

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

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|--|-----|
| Number of units: | 296 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

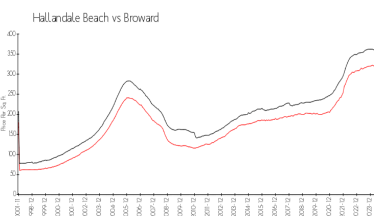
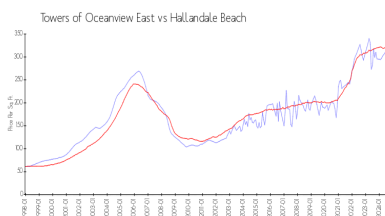
Building Association Information

Towers Of Oceanview Point Condominium Assoc Inc
400 Leslie Drive
Hallandale Beach, FL33009-2914
(954) 458-0411

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 630 | 1,430 sq ft | Sep 2024 | \$475,000 | \$332 |
| 1122 | 1,075 sq ft | Jun 2024 | \$280,000 | \$260 |
| 931 | 1,430 sq ft | Feb 2024 | \$340,000 | \$238 |
| 615 | 1,455 sq ft | Jan 2024 | \$474,000 | \$326 |
| 720 | 1,430 sq ft | Jan 2024 | \$499,900 | \$350 |

Market Information



| | | | |
|---------------------------|---------------|-------------------|---------------|
| Towers of Oceanview East: | \$321/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach: | \$315/sq. ft. | Broward: | \$339/sq. ft. |

Inventory for Sale

| | |
|--------------------------|----|
| Towers of Oceanview East | 4% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|----------|
| Towers of Oceanview East | 110 days |
|--------------------------|----------|



Hallandale Beach
Broward

80 days
74 days