

Unit H403 - Brookfield Square

H403 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

Unit Information

MLS Number: A11724309
 Status: Active
 Size: 959 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$145,000
 List PPSF: \$151
 Valuated Price: \$126,000
 Valuated PPSF: \$131

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: 19
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

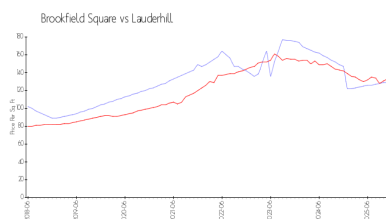
Brookfield Square Condominium
 Address: 2800 NW 56th Ave,
 Lauderhill, FL 33313
 Phone: +1 954-714-0010

<https://>

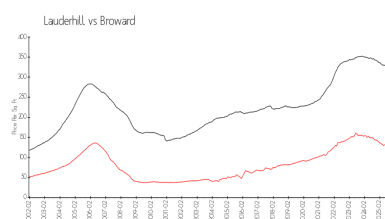
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B101	959 sq ft	Dec 2025	\$140,000	\$146
D 103	735 sq ft	May 2025	\$129,000	\$176
E305	735 sq ft	Jan 2025	\$60,000	\$82
A104	1,195 sq ft	Jan 2025	\$170,000	\$142
C104	878 sq ft	Jan 2025	\$120,000	\$137

Market Information



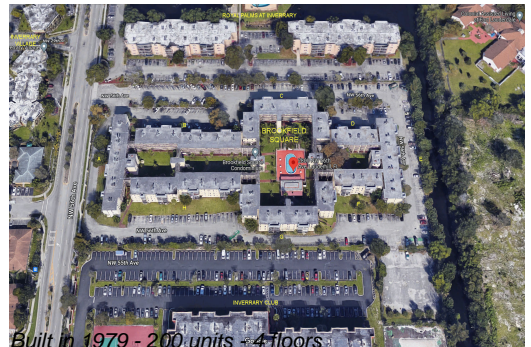
Brookfield Square: \$129/sq. ft.
 Lauderhill: \$133/sq. ft.



Lauderhill: \$133/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale

Brookfield Square 10%
 Lauderhill 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Brookfield Square	54 days
Lauderhill	80 days
Broward	88 days