

# Unit PH-9 - Lake Point Tower

PH-9 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11770198  
 Status: Active  
 Size: 1,035 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$224,400  
 List PPSF: \$217  
 Valuated Price: \$201,000  
 Valuated PPSF: \$194

*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: 208  
 Number of active listings for rent: 4  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

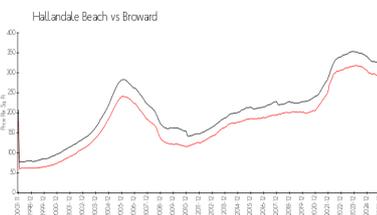
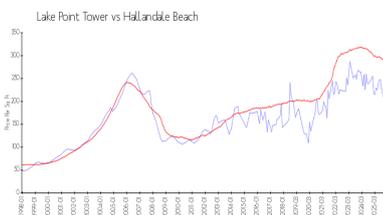
Lake Point Tower Condominium  
 (954) 455-6403

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,420 sq ft	Sep 2025	\$345,525	\$243
501	982 sq ft	Sep 2025	\$185,000	\$188
408	1,259 sq ft	Sep 2025	\$275,000	\$218
408	1,259 sq ft	Aug 2025	\$275,000	\$218
1105	1,420 sq ft	Aug 2025	\$337,800	\$238

## Market Information



Lake Point Tower: \$179/sq. ft.  
 Hallandale Beach: \$294/sq. ft.  
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 Broward: \$306/sq. ft.

## Inventory for Sale

Lake Point Tower: 5%  
 Hallandale Beach: 6%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Lake Point Tower: 113 days

Hallandale Beach  
Broward

102 days  
89 days