

# Unit 204 A - Fairways Royale A

204 A - 1425 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11807145  
 Status: Active  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking  
 View:  
 List Price: \$149,900  
 List PPSF: \$191  
 Valuated Price: \$148,000  
 Valuated PPSF: \$189

*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: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

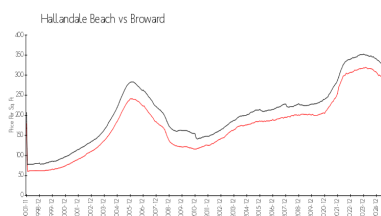
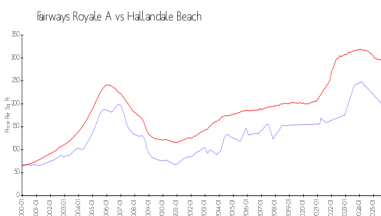
Royale Fairways Association Inc  
 950 NE 14th Avenue # 111  
 Hallandale Beach, FL33009-2700  
 (954) 458-0129

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 307    | 785 sq ft | Aug 2025     | \$125,000  | \$159 |

## Market Information



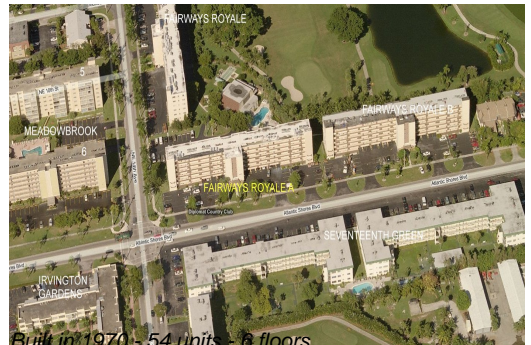
|                    |               |                   |               |
|--------------------|---------------|-------------------|---------------|
| Fairways Royale A: | \$192/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach:  | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Fairways Royale A | 7% |
| Hallandale Beach  | 5% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |          |
|-------------------|----------|
| Fairways Royale A | 49 days  |
| Hallandale Beach  | 102 days |



Broward

88 days