

# Unit 302 - Meadowbrook 8

302 - 900 NE 12 Ave, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11827042                |
| Status:         | Active                   |
| Size:           | 1,092 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$279,900                |
| List PPSF:      | \$256                    |
| Valuated Price: | \$266,000                |
| Valuated PPSF:  | \$244                    |

*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:                         | 56  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 17% |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

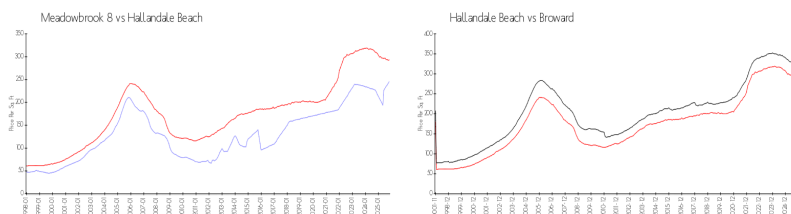
Meadowbrook Towers Condominiums  
(954) 458-7520

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 207    | 1,092 sq ft | Jun 2025     | \$243,000  | \$223 |
| 206    | 847 sq ft   | May 2025     | \$134,000  | \$158 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Meadowbrook 8:    | \$246/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |     |
|------------------|-----|
| Meadowbrook 8    | 18% |
| Hallandale Beach | 5%  |
| Broward          | 4%  |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Meadowbrook 8    | 114 days |
| Hallandale Beach | 102 days |
| Broward          | 88 days  |



Built in 1973 - 56 units - 7 floors