

# Unit 444 - April Breeze Mist & Song

444 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11843011  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$280,000  
 List PPSF: \$294  
 Valuated Price: \$176,000  
 Valuated PPSF: \$119

*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: 174  
 Number of active listings for rent: 6  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

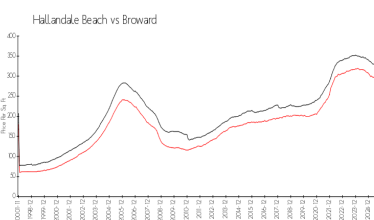
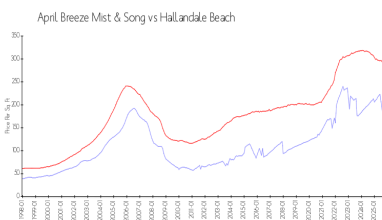
April Song Condo Association  
 (954) 458-2412  
 April Mist Condo Association  
 (954) 458-8337  
 April Breeze Association, Inc.  
 (954) 458-8085

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	732 sq ft	Nov 2025	\$90,000	\$123
104	732 sq ft	Nov 2025	\$90,000	\$123
311	732 sq ft	Aug 2025	\$152,000	\$208
421	648 sq ft	Aug 2025	\$165,000	\$255
106	732 sq ft	Jun 2025	\$160,000	\$219
441	678 sq ft	Jun 2025	\$180,000	\$265

## Market Information

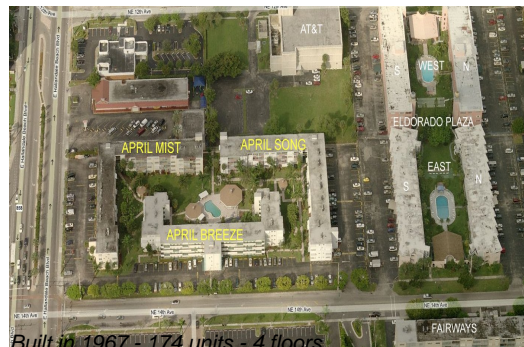


April Breeze Mist & Song: \$139/sq. ft.  
 Hallandale Beach: \$293/sq. ft.

Hallandale Beach: \$293/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

April Breeze Mist & Song 2%



Hallandale Beach	5%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

April Breeze Mist & Song	79 days
Hallandale Beach	102 days
Broward	88 days