

Unit E304 - Brookfield Square

E304 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

Unit Information

MLS Number:	A11901455
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$138,000
List PPSF:	\$188
Valuated Price:	\$96,000
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

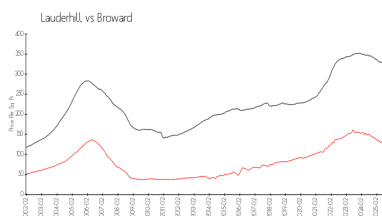
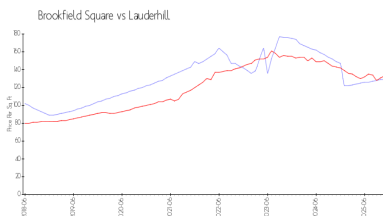
Brookfield Square Condominium
Address: 2800 NW 56th Ave,
Lauderhill, FL 33313
Phone: +1 954-714-0010

<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



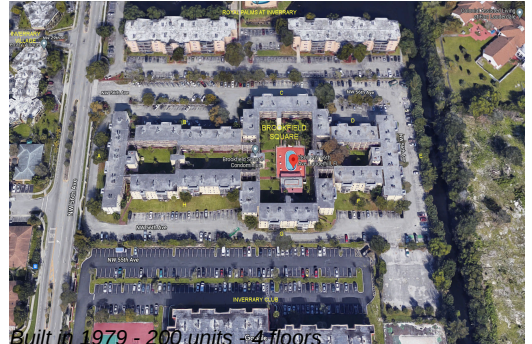
Brookfield Square: \$129/sq. ft.
Lauderhill: \$133/sq. ft.

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