

# Unit 208 - Meadowbrook 4

208 - 420 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11902785
Status:	Active
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$339,900
List PPSF:	\$311
Valuated Price:	\$311,000
Valuated PPSF:	\$285

*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:	1
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

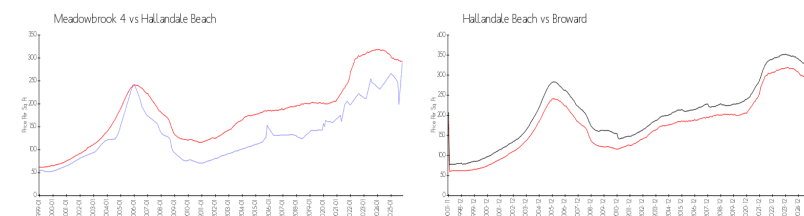
Meadowbrook Towers Condominiums  
(954) 458-7520

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	847 sq ft	Aug 2025	\$170,000	\$201
303	847 sq ft	Jul 2025	\$140,000	\$165
704	730 sq ft	Jan 2025	\$200,000	\$274

## Market Information



Meadowbrook 4:	\$290/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Meadowbrook 4	4%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Meadowbrook 4	99 days
Hallandale Beach	102 days
Broward	88 days

