

Unit E304 - Brookfield Square

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

Unit Information

MLS Number:	F10407580
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$133,000
List PPSF:	\$181
Valuated Price:	\$116,000
Valuated PPSF:	\$158

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:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

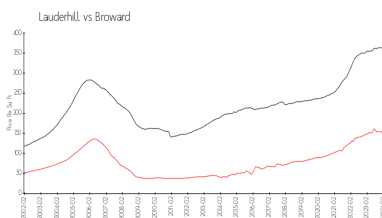
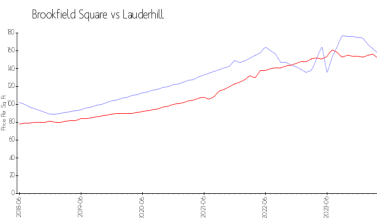
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A105	1,195 sq ft	Feb 2024	\$160,000	\$134
D402	735 sq ft	Jan 2024	\$128,000	\$174
D401	735 sq ft	Jan 2024	\$131,000	\$178
E407	735 sq ft	Sep 2023	\$132,000	\$180
B401	959 sq ft	Aug 2023	\$162,000	\$169

Market Information

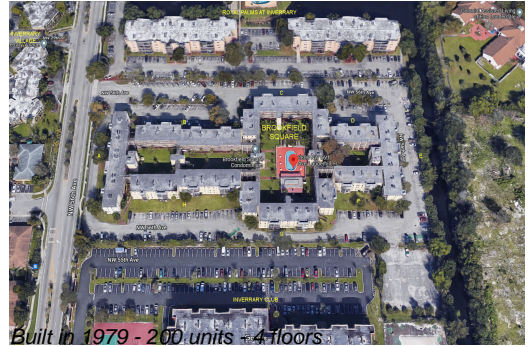


Brookfield Square: \$157/sq. ft.
 Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Brookfield Square	7%
Lauderhill	4%
Broward	3%



Built in 1979 - 200 units - 4 floors

Avg. Time to Close Over Last 12 Months

Brookfield Square	86 days
Lauderhill	75 days
Broward	66 days