

# Unit 205 - Meadowbrook 5

205 - 1001 NE 14 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | F10438066                           |
| Status:         | Active                              |
| Size:           | 730 Sq ft.                          |
| Bedrooms:       | 1                                   |
| Full Bathrooms: | 1                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | 1 Space,Space Rented,Street Parking |
| View:           | Other View                          |
| List Price:     | \$179,900                           |
| List PPSF:      | \$246                               |
| Valuated Price: | \$173,000                           |
| Valuated PPSF:  | \$237                               |

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.



Built in 1973 - 56 units - 7 floors

## Building Information

|  |    |
|--|----|
| Number of units:                         | 56 |
| Number of active listings for rent:      | 1  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 5% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

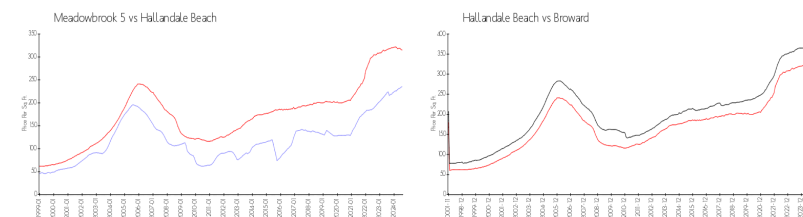
## Building Association Information

Meadowbrook Towers Condominiums  
(954) 458-7520

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 401    | 1,092 sq ft | Mar 2024     | \$228,500  | \$209 |
| 702    | 1,092 sq ft | Sep 2023     | \$242,500  | \$222 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Meadowbrook 5:    | \$242/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach: | \$315/sq. ft. | Broward:          | \$351/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                  |         |
|------------------|---------|
| Meadowbrook 5    | 90 days |
| Hallandale Beach | 77 days |
| Broward          | 72 days |