

# Unit F304 - Brookfield Square

F304 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10438879  |
| Status:         | Active     |
| Size:           | 735 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           | Other View |
| List Price:     | \$132,000  |
| List PPSF:      | \$180      |
| Valuated Price: | \$120,000  |
| Valuated PPSF:  | \$163      |

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: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 4   |

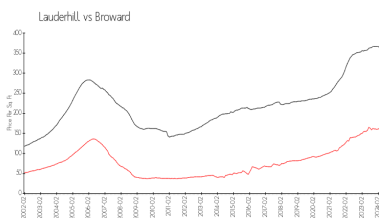
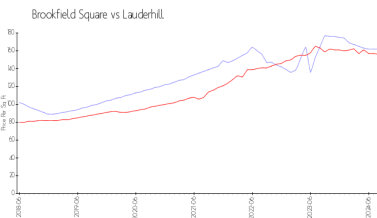
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| G107   | 959 sq ft   | Aug 2024     | \$149,000  | \$155 |
| H302   | 959 sq ft   | Aug 2024     | \$145,000  | \$151 |
| 106    | 735 sq ft   | Jun 2024     | \$120,000  | \$163 |
| B105   | 959 sq ft   | Jun 2024     | \$149,000  | \$155 |
| A105   | 1,195 sq ft | Feb 2024     | \$160,000  | \$134 |

## Market Information

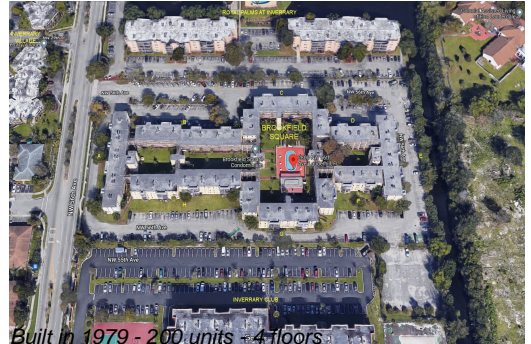


Brookfield Square: \$162/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Brookfield Square | 7% |
| Lauderhill        | 5% |
| Broward           | 4% |



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

|                   |         |
|-------------------|---------|
| Brookfield Square | 87 days |
| Lauderhill        | 75 days |
| Broward           | 72 days |