

Unit 311 - Fairways Riviera

311 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10444705 |
| Status: | Active |
| Size: | 850 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Garden View,Golf View |
| List Price: | \$286,000 |
| List PPSF: | \$336 |
| Valuated Price: | \$226,000 |
| Valuated PPSF: | \$266 |

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: | 238 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

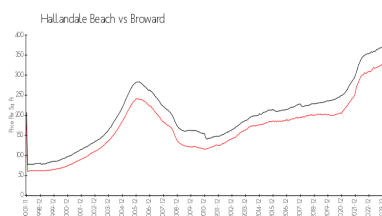
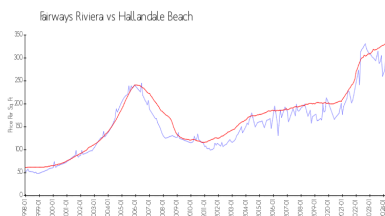
Building Association Information

Fairways Riviera Association Inc
250 Diplomat Parkway Hallandale Beach,
FL33009-3724
(954) 457-8348

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 826 | 975 sq ft | May 2024 | \$250,000 | \$256 |
| 518 | 1,150 sq ft | Apr 2024 | \$260,000 | \$226 |
| 634 | 1,150 sq ft | Mar 2024 | \$405,000 | \$352 |
| 423 | 850 sq ft | Feb 2024 | \$206,000 | \$242 |
| 512 | 850 sq ft | Feb 2024 | \$230,000 | \$271 |

Market Information



Fairways Riviera: \$267/sq. ft.
Hallandale Beach: \$328/sq. ft.

Hallandale Beach: \$328/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Fairways Riviera | 9% |
| Hallandale Beach | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Fairways Riviera | 79 days |
| Hallandale Beach | 75 days |
| Broward | 69 days |