

# 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:	21
Building inventory for sale:	8%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

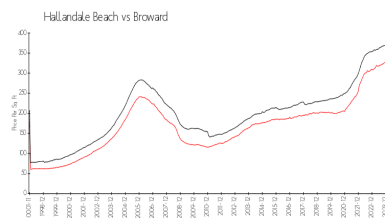
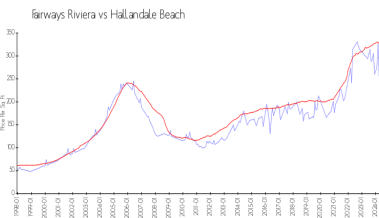
## Building Association Information

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.

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 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	76 days
Broward	69 days