

# Unit E405 - Brookfield Square

E405 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

## Unit Information

MLS Number:	F10447865
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:	\$121,000
Valuated PPSF:	\$165

*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

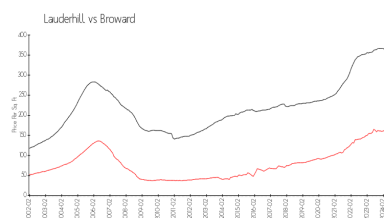
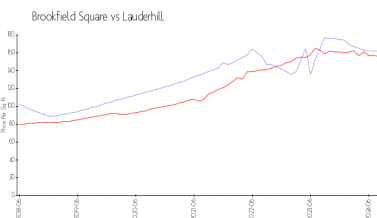
## Building Association Information

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

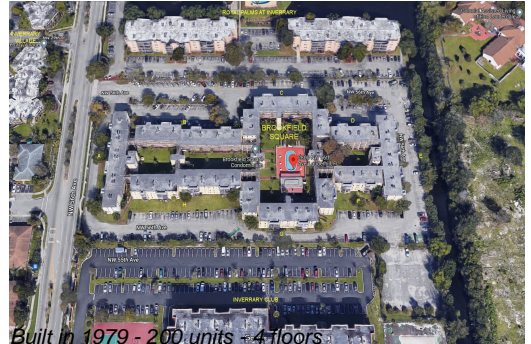


Brookfield Square: \$162/sq. ft.  
 Lauderhill: \$156/sq. ft.

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 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