

# Unit 408 - Lake Point Tower

408 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10453958  
 Status: Active  
 Size: 1,259 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Bay, Water View  
 List Price: \$295,000  
 List PPSF: \$234  
 Valuated Price: \$259,000  
 Valuated PPSF: \$185

*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: 208  
 Number of active listings for rent: 4  
 Number of active listings for sale: 18  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

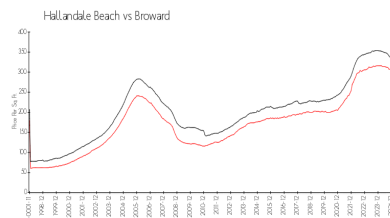
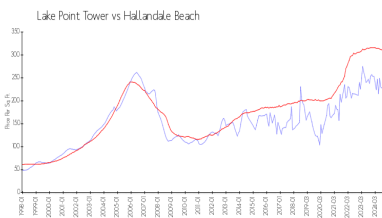
## Building Association Information

Lake Point Tower Condominium  
 (954) 455-6403

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,259 sq ft	Jan 2025	\$315,000	\$250
1113	1,259 sq ft	Nov 2024	\$285,000	\$226
PH-8	1,400 sq ft	Oct 2024	\$450,000	\$321
614	968 sq ft	Sep 2024	\$260,000	\$269
804	968 sq ft	Aug 2024	\$235,000	\$243

## Market Information



Lake Point Tower: \$222/sq. ft.      Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Lake Point Tower: 9%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Lake Point Tower: 59 days  
 Hallandale Beach: 83 days  
 Broward: 78 days

