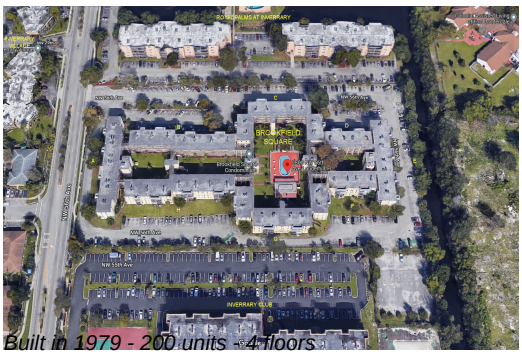
Unit F104 - Brookfield Square

F104 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313



Built in 1979 - 200 units - 4 floors

Unit Information

MLS Number:	F10456680
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	$115,000
List PPSF:	$156
Valuated Price:	$114,000
Valuated PPSF:	$155

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:	19
Building inventory for sale:	9%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

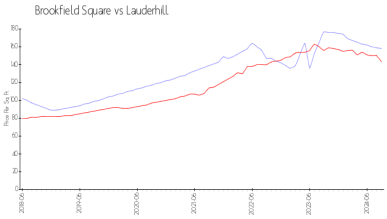
Building Association Information

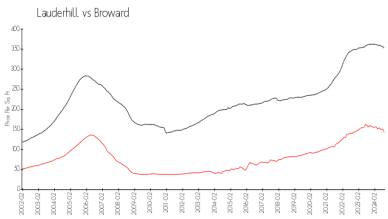
Brookfield Square Condominium
Address: 2800 NW 56th Ave,
Lauderhill, FL 33313
Phone: +1 954-714-0010

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:	$158/sq. ft.	Lauderhill:	$143/sq. ft.
Lauderhill:	$143/sq. ft.	Broward:	$339/sq. ft.

Inventory for Sale

Brookfield Square	10%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Brookfield Square	76 days
Lauderhill	79 days

Broward	75 days