

Unit 812 - Lake Point Tower

812 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: F10459983
 Status: Active
 Size: 1,259 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Bay
 List Price: \$340,000
 List PPSF: \$270
 Valuated Price: \$365,000
 Valuated PPSF: \$261

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

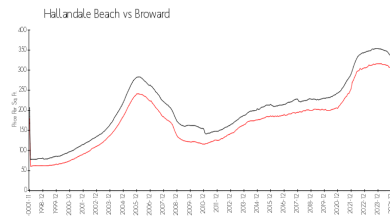
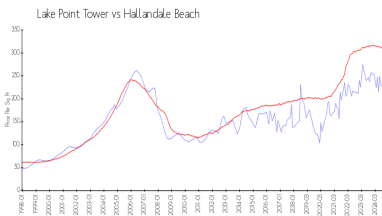
Building Association Information

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



Built in 1975 - 208 units - 14 floors