

Unit 605 - Towers of Oceanview East

605 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: F10461647
 Status: Active
 Size: 915 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View: Other View
 List Price: \$275,000
 List PPSF: \$301
 Valuated Price: \$276,000
 Valuated PPSF: \$302

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: 296
 Number of active listings for rent: 4
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

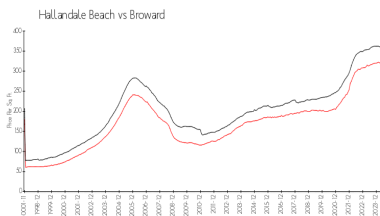
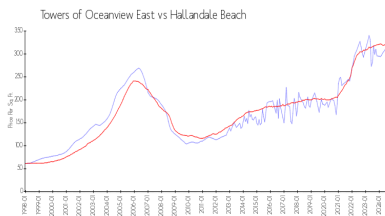
Building Association Information

Towers Of Oceanview Point Condominium Assoc Inc
 400 Leslie Drive
 Hallandale Beach, FL33009-2914
 (954) 458-0411

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 630 | 1,430 sq ft | Sep 2024 | \$475,000 | \$332 |
| 1122 | 1,075 sq ft | Jun 2024 | \$280,000 | \$260 |
| 931 | 1,430 sq ft | Feb 2024 | \$340,000 | \$238 |
| 615 | 1,455 sq ft | Jan 2024 | \$474,000 | \$326 |
| 720 | 1,430 sq ft | Jan 2024 | \$499,900 | \$350 |

Market Information



Towers of Oceanview East: \$321/sq. ft.
 Hallandale Beach: \$315/sq. ft.
 Hallandale Beach: \$315/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Towers of Oceanview East: 4%
 Hallandale Beach: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Towers of Oceanview East: 110 days



Hallandale Beach
Broward

80 days
74 days