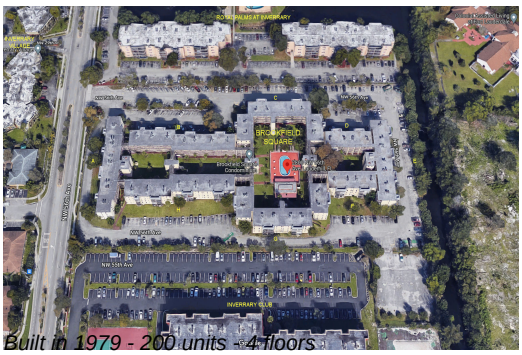
Unit F304 - Brookfield Square

F304 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313



Built in 1979 - 200 units - 4 floors

Unit Information

MLS Number:	F10462585
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:	$110,000
Valuated PPSF:	$150

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:	18
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

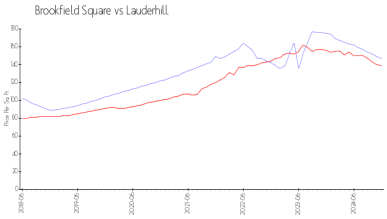
Building Association Information

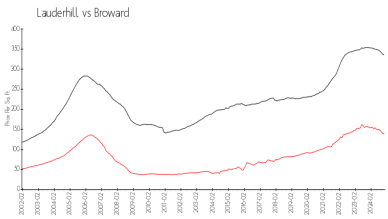
Brookfield Square Condominium
Address: 2800 NW 56th Ave,
Lauderhill, FL 33313
Phone: +1 954-714-0010

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E305	735 sq ft	Jan 2025	$60,000	$82
A104	1,195 sq ft	Jan 2025	$170,000	$142
C104	878 sq ft	Jan 2025	$120,000	$137
G205	878 sq ft	Dec 2024	$125,000	$142
G106	878 sq ft	Dec 2024	$130,000	$148

Market Information





Brookfield Square:	$149/sq. ft.	Lauderhill:	$139/sq. ft.
Lauderhill:	$139/sq. ft.	Broward:	$334/sq. ft.

Inventory for Sale

Brookfield Square	9%
Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Brookfield Square	53 days
Lauderhill	82 days

Broward	78 days