

Unit F304 - Brookfield Square

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

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:	\$100,000
Valuated PPSF:	\$136

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:	24
Building inventory for sale:	12%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

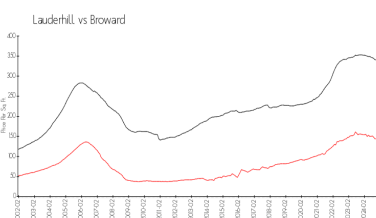
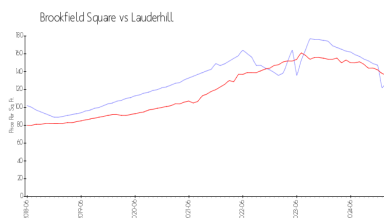
Building Association Information

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: \$135/sq. ft.
Lauderhill: \$133/sq. ft.

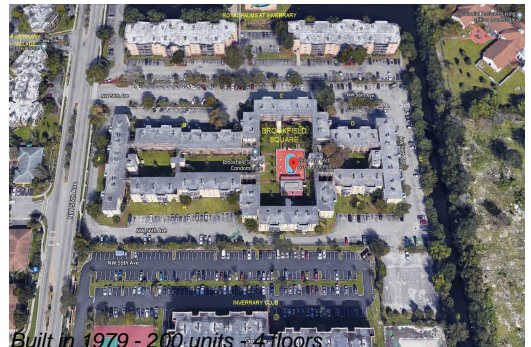
Lauderhill: \$133/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

Brookfield Square	12%
Lauderhill	7%
Broward	5%

Avg. Time to Close Over Last 12 Months

Brookfield Square	49 days
Lauderhill	82 days



Built in 1979 - 200 units - 4 floors

Broward

84 days