

Unit 604 - Towers of Oceanview East

604 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: F10464405
 Status: Active
 Size: 1,075 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Guest Parking
 View: Bay,Tennis Court View,Water View
 List Price: \$309,500
 List PPSF: \$288
 Valuated Price: \$300,000
 Valuated PPSF: \$279

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: 15
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

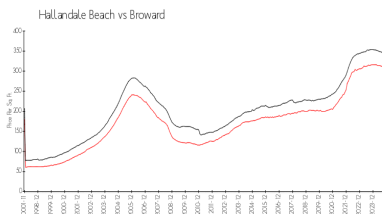
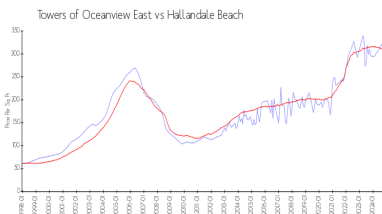
Building Association Information

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

Market Information



Towers of Oceanview East: \$282/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Hallandale Beach: \$307/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Towers of Oceanview East: 5%
 Hallandale Beach: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Towers of Oceanview East: 145 days
 Hallandale Beach: 83 days



Broward

78 days