

Unit 509 B - Fairways Royale B

509 B - 1445 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10466863
Status:	Active
Size:	1,027 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$269,000
List PPSF:	\$262
Valuated Price:	\$242,000
Valuated PPSF:	\$236

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:	54
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	11%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

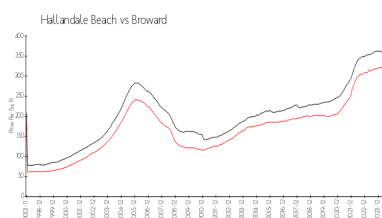
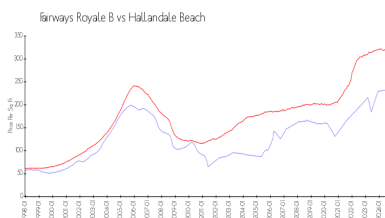
Building Association Information

Royale Fairways Association Inc
950 NE 14th Avenue # 111
Hallandale Beach, FL33009-2700
(954) 458-0129

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,027 sq ft	Oct 2024	\$280,000	\$273
503	785 sq ft	Oct 2024	\$160,000	\$204
101	1,027 sq ft	May 2024	\$210,000	\$204
601	1,027 sq ft	Feb 2024	\$200,000	\$195
207	785 sq ft	Jan 2024	\$150,000	\$191

Market Information



Fairways Royale B:	\$233/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Fairways Royale B	11%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fairways Royale B	54 days
Hallandale Beach	80 days



Broward

74 days