

Unit 508 - Lake Point Tower

508 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10468096
Status:	Active
Size:	1,259 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Canal, Intracoastal View, Other View
List Price:	\$385,000
List PPSF:	\$306
Valuated Price:	\$262,000
Valuated PPSF:	\$187

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:	208
Number of active listings for rent:	4
Number of active listings for sale:	18
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

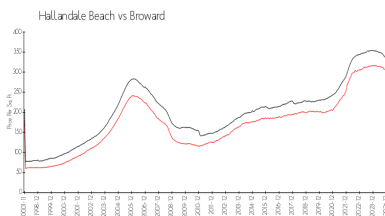
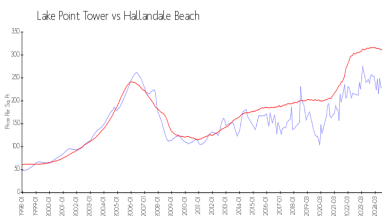
Building Association Information

Lake Point Tower Condominium
(954) 455-6403

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,259 sq ft	Jan 2025	\$315,000	\$250
1113	1,259 sq ft	Nov 2024	\$285,000	\$226
PH-8	1,400 sq ft	Oct 2024	\$450,000	\$321
614	968 sq ft	Sep 2024	\$260,000	\$269
804	968 sq ft	Aug 2024	\$235,000	\$243

Market Information



Lake Point Tower:	\$222/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Lake Point Tower	9%
Hallandale Beach	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Lake Point Tower	59 days
Hallandale Beach	83 days
Broward	78 days

