

Unit C104 - Brookfield Square

C104 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

Unit Information

MLS Number: F10472668
 Status: Active
 Size: 878 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$160,000
 List PPSF: \$182
 Valuated Price: \$137,000
 Valuated PPSF: \$156

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: 21
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

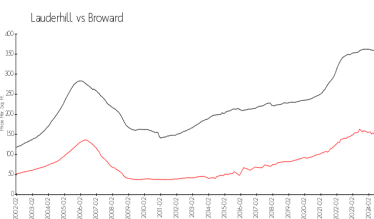
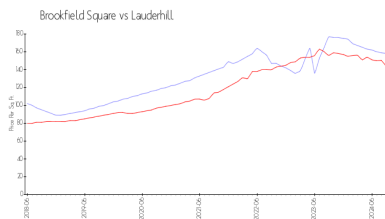
Building Association Information

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
G107	959 sq ft	Aug 2024	\$149,000	\$155
H302	959 sq ft	Aug 2024	\$145,000	\$151
106	735 sq ft	Jun 2024	\$120,000	\$163
B105	959 sq ft	Jun 2024	\$149,000	\$155
A105	1,195 sq ft	Feb 2024	\$160,000	\$134

Market Information



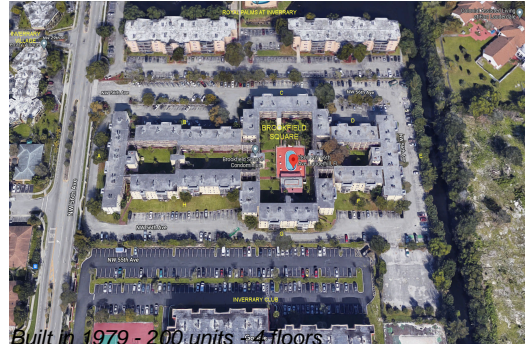
Brookfield Square: \$158/sq. ft. Lauderhill: \$143/sq. ft.
 Lauderhill: \$143/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Brookfield Square: 11%
 Lauderhill: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Brookfield Square: 76 days
 Lauderhill: 78 days



Broward

74 days