

# Unit 616 - Fairways Riviera

616 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10533907                              |
| Status:         | Active                                 |
| Size:           | 1,150 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$365,000                              |
| List PPSF:      | \$317                                  |
| Valuated Price: | \$240,000                              |
| Valuated PPSF:  | \$209                                  |

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:                         | 238 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

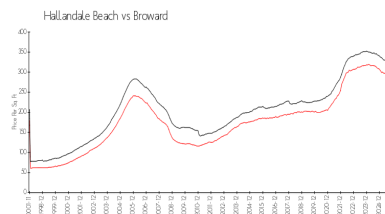
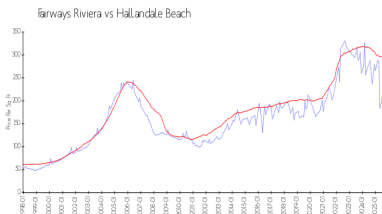
Fairways Riviera Association Inc  
250 Diplomat Parkway Hallandale Beach,  
FL33009-3724  
(954) 457-8348

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 534    | 1,150 sq ft | Dec 2025     | \$195,000  | \$170 |
| 729    | 850 sq ft   | Oct 2025     | \$192,000  | \$226 |
| 323    | 850 sq ft   | Sep 2025     | \$122,000  | \$144 |
| 711    | 850 sq ft   | Sep 2025     | \$190,000  | \$224 |
| 503    | 1,150 sq ft | Sep 2025     | \$375,000  | \$326 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Fairways Riviera: | \$214/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |     |
|------------------|-----|
| Fairways Riviera | 10% |
| Hallandale Beach | 5%  |
| Broward          | 4%  |

## Avg. Time to Close Over Last 12 Months



Fairways Riviera  
Hallandale Beach  
Broward

167 days  
102 days  
88 days