

Unit D304 - Brookfield Square

D304 - 2800 NW 56 Ave, Lauderdale, FL, Broward 33313

Unit Information

MLS Number:	RX-11038385
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$120,000
List PPSF:	\$163
Valuated Price:	\$117,000
Valuated PPSF:	\$159

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

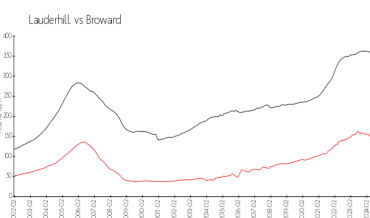
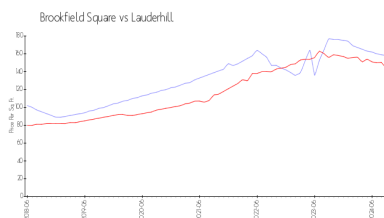
Building Association Information

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.

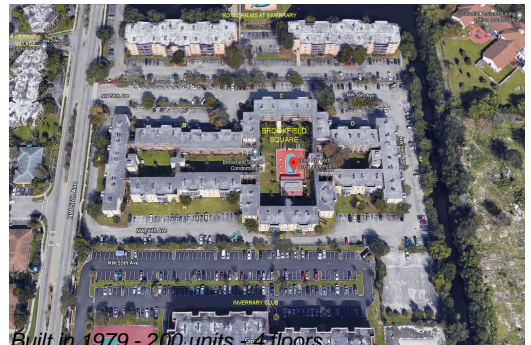
Lauderhill: \$143/sq. ft.
Broward: \$339/sq. ft.

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



Built in 1979 - 200 units - 4 floors

Broward

74 days