

# Unit 306 - Meadowbrook I

306 - 301 NE 14 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11516508  
 Status: Active  
 Size: 847 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$209,000  
 List PPSF: \$247  
 Valuated Price: \$222,000  
 Valuated PPSF: \$262

*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: 56  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

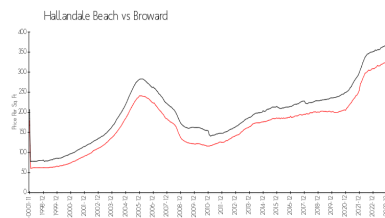
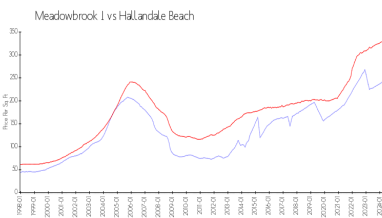
## Building Association Information

Meadowbrook Towers Condominiums  
 (954) 458-7520

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	1,092 sq ft	Mar 2024	\$265,000	\$243
508	1,092 sq ft	Jun 2023	\$240,000	\$220
708	1,092 sq ft	May 2023	\$255,000	\$234

## Market Information



Meadowbrook I: \$265/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Meadowbrook I: 9%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Meadowbrook I: 62 days  
 Hallandale Beach: 76 days



Broward

67 days