

Unit 305 - April Breeze Mist & Song

305 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11540276
 Status: Active
 Size: 732 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$209,000
 List PPSF: \$286
 Valuated Price: \$152,000
 Valuated PPSF: \$208

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: 174
 Number of active listings for rent: 6
 Number of active listings for sale: 7
 Building inventory for sale: 4%
 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

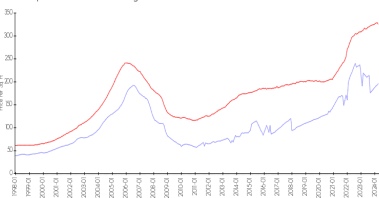
April Song Condo Association
 (954) 458-2412
 April Mist Condo Association
 (954) 458-8337
 April Breeze Association, Inc.
 (954) 458-8085

Recent Sales

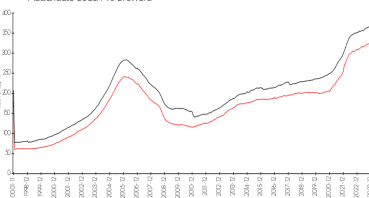
Unit #	Size	Closing Date	Sale Price	PPSF
122	648 sq ft	May 2024	\$200,000	\$309
103	1,386 sq ft	Sep 2023	\$253,750	\$183
424	648 sq ft	Jun 2023	\$160,000	\$247

Market Information

April Breeze Mist & Song vs Hallandale Beach



Hallandale Beach vs Broward



April Breeze Mist & Song: \$196/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

April Breeze Mist & Song: 4%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

April Breeze Mist & Song	35 days
Hallandale Beach	76 days
Broward	67 days