

Unit 1304W - Duo Condo West

1304W - 1745 Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11551167
Status:	Active
Size:	920 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$387,900
List PPSF:	\$422
Valuated Price:	\$301,000
Valuated PPSF:	\$327

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:	199
Number of active listings for rent:	13
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

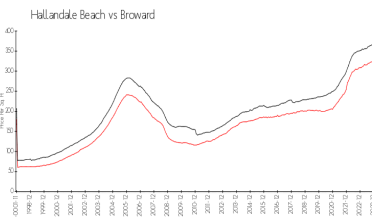
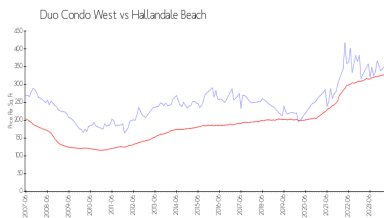
Building Association Information

Duo Masters Association
(954) 458-5878

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201 W	915 sq ft	Feb 2024	\$320,000	\$350
307W	1,354 sq ft	Feb 2024	\$400,000	\$295
508W	1,052 sq ft	Feb 2024	\$353,000	\$336
906W	1,425 sq ft	Dec 2023	\$423,000	\$297
207W	1,354 sq ft	Dec 2023	\$400,000	\$295

Market Information



Duo Condo West: \$308/sq. ft.
Hallandale Beach: \$325/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Duo Condo West	5%
Hallandale Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Built in 2007 - 199 units - 25 floors

Duo Condo West
Hallandale Beach
Broward

71 days
76 days
67 days