# Unit 301 B - Fairways Royale B

301 B - 1445 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

#### **Unit Information**

MLS Number: F10405537 Status: Active Size: 1,027 Sq ft.

Bedrooms: 2 Full Bathrooms: 0 Half Bathrooms:

1 Space, Covered Parking, Parking-Under Parking Spaces:

Building Golf View

View: List Price: \$295,000 List PPSF: \$287 Valuated Price: \$232,000 Valuated PPSF: \$226

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: 54 Number of active listings for rent: 0 Number of active listings for sale: 6 Building inventory for sale: 11% Number of sales over the last 12 months: 4 Number of sales over the last 6 months: Number of sales over the last 3 months:

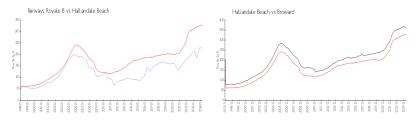
## **Building Association Information**

Royale Fairways Association Inc 950 NE 14th Avenue # 111 Hallandale Beach, FL33009-2700 (954) 458-0129

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
601	1,027 sq ft	Feb 2024	\$200,000	\$195
207	785 sq ft	Jan 2024	\$150,000	\$191
406	785 sq ft	Dec 2023	\$181,000	\$231
303	785 sq ft	Jun 2023	\$144,000	\$183

#### **Market Information**



\$325/sq. ft. Fairways Royale B: \$228/sq. ft. Hallandale Beach: Hallandale Beach: \$325/sq. ft. Broward: \$351/sq. ft.

## **Inventory for Sale**

Fairways Royale B 11% Hallandale Beach 4% **Broward** 4%





## Avg. Time to Close Over Last 12 Months

Fairways Royale B 61 days Hallandale Beach 76 days Broward 67 days