

# Unit E304 - Brookfield Square

E304 - 2800 NW 56 Ave, Lauderhill, FL, Broward 33313

## Unit Information

MLS Number:	F10407580
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$133,000
List PPSF:	\$181
Valuated Price:	\$116,000
Valuated PPSF:	\$158

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:	18
Building inventory for sale:	9%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

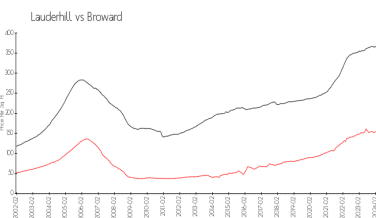
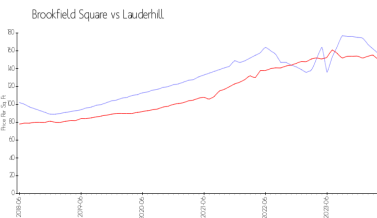
## Building Association Information

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
A105	1,195 sq ft	Feb 2024	\$160,000	\$134
D402	735 sq ft	Jan 2024	\$128,000	\$174
D401	735 sq ft	Jan 2024	\$131,000	\$178
E407	735 sq ft	Sep 2023	\$132,000	\$180
B401	959 sq ft	Aug 2023	\$162,000	\$169

## Market Information

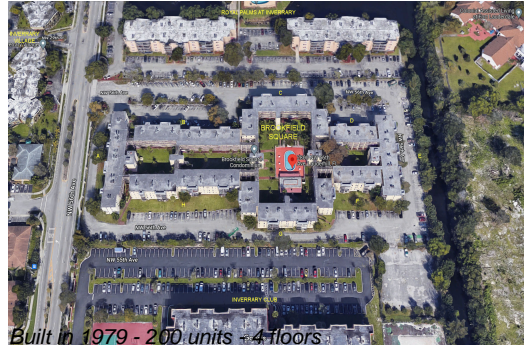


Brookfield Square: \$157/sq. ft.  
 Lauderhill: \$150/sq. ft.

Lauderhill: \$150/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Brookfield Square	9%
Lauderhill	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Brookfield Square	91 days
Lauderhill	74 days
Broward	67 days