

# Unit 709 - Fairways Royale

709 - 1000 NE 14 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10435555  
 Status: Active  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Open Space Parking  
 View: Golf View  
 List Price: \$185,000  
 List PPSF: \$236  
 Valuated Price: \$165,000  
 Valuated PPSF: \$210

*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: 76  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

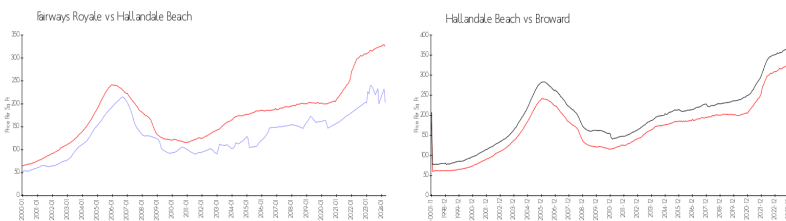
## Building Association Information

Fairways Royale Fairways  
 Association Inc  
 950 NE 14th Avenue # 111  
 (954) 458-0129

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712	1,027 sq ft	Apr 2024	\$134,500	\$131
305	785 sq ft	Mar 2024	\$180,000	\$229
112	1,027 sq ft	Nov 2023	\$200,000	\$195
501	1,027 sq ft	Aug 2023	\$250,000	\$243
212	1,027 sq ft	Aug 2023	\$180,000	\$175
607	726 sq ft	Aug 2023	\$162,000	\$223
612	1,027 sq ft	Aug 2023	\$250,000	\$243

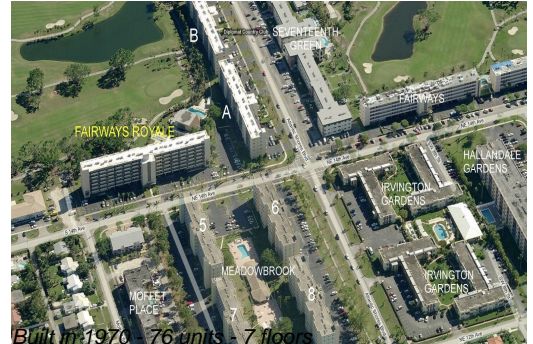
## Market Information



Fairways Royale: \$203/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Fairways Royale 4%  
 Hallandale Beach 4%  
 Broward 4%



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

Fairways Royale	82 days
Hallandale Beach	76 days
Broward	67 days