

# Unit 209 - Towers of Oceanview East

209 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11499499  
 Status: Active  
 Size: 1,430 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$485,000  
 List PPSF: \$339  
 Valuated Price: \$362,000  
 Valuated PPSF: \$253

*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: 296  
 Number of active listings for rent: 4  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

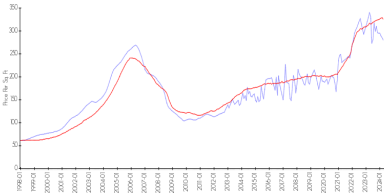
Towers Of Oceanview Point Condominium Assoc Inc  
 400 Leslie Drive  
 Hallandale Beach, FL33009-2914  
 (954) 458-0411

## Recent Sales

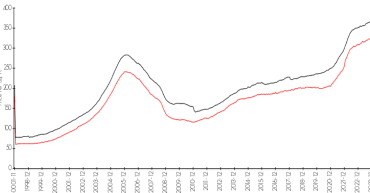
Unit #	Size	Closing Date	Sale Price	PPSF
931	1,430 sq ft	Feb 2024	\$340,000	\$238
615	1,455 sq ft	Jan 2024	\$474,000	\$326
720	1,430 sq ft	Jan 2024	\$499,900	\$350
531	1,430 sq ft	Nov 2023	\$420,000	\$294
824	1,075 sq ft	Nov 2023	\$335,000	\$312

## Market Information

Towers of Oceanview East vs Hallandale Beach



Hallandale Beach vs Broward



Towers of Oceanview East:	\$280/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Towers of Oceanview East: 3%  
 Hallandale Beach: 4%  
 Broward: 4%



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

Towers of Oceanview East	66 days
Hallandale Beach	76 days
Broward	67 days