

# 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

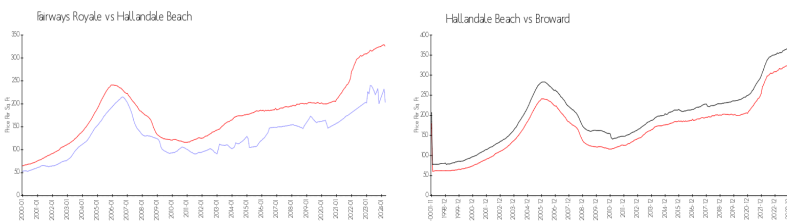
## Building Association Information

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

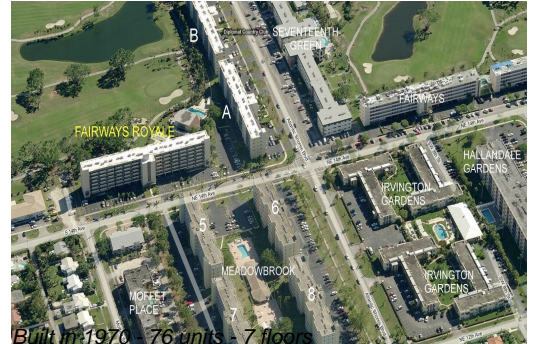
## Market Information



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