

Unit 412 - Towers of Oceanview East

412 - 400 Leslie Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11516030
 Status: Active
 Size: 875 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$279,900
 List PPSF: \$320
 Valuated Price: \$260,000
 Valuated PPSF: \$297

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

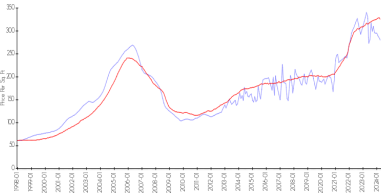
Towers Of Oceanview Point Condominium Assoc Inc
 400 Leslie Drive
 Hallandale Beach, FL33009-2914
 (954) 458-0411

Recent Sales

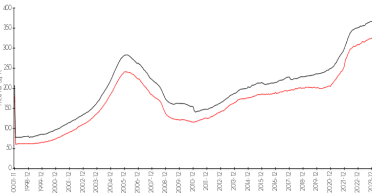
Unit #	Size	Closing Date	Sale Price	PPSF
931	1,430 sq ft	Feb 2024	\$340,000	\$238
615	1,455 sq ft	Jan 2024	\$474,000	\$326
720	1,430 sq ft	Jan 2024	\$499,900	\$350
531	1,430 sq ft	Nov 2023	\$420,000	\$294
824	1,075 sq ft	Nov 2023	\$335,000	\$312

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