

# Unit 306 B - Fairways Royale B

306 B - 1445 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11525396
Status:	Active
Size:	785 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$179,500
List PPSF:	\$229
Valuated Price:	\$180,000
Valuated PPSF:	\$229

*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:	54
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	9%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

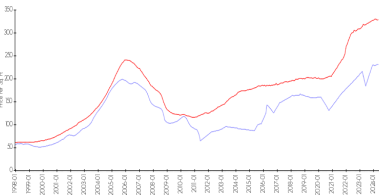
Royale Fairways Association Inc  
 950 NE 14th Avenue # 111  
 Hallandale Beach, FL33009-2700  
 (954) 458-0129

## Recent Sales

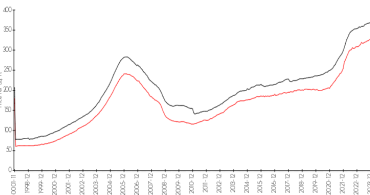
Unit #	Size	Closing Date	Sale Price	PPSF
101	1,027 sq ft	May 2024	\$210,000	\$204
601	1,027 sq ft	Feb 2024	\$200,000	\$195
207	785 sq ft	Jan 2024	\$150,000	\$191
406	785 sq ft	Dec 2023	\$181,000	\$231
303	785 sq ft	Jun 2023	\$144,000	\$183

## Market Information

Fairways Royale B vs Hallandale Beach



Hallandale Beach vs Broward



Fairways Royale B: \$231/sq. ft.  
 Hallandale Beach: \$329/sq. ft.

Hallandale Beach: \$329/sq. ft.  
 Broward: \$350/sq. ft.

## Inventory for Sale

Fairways Royale B	9%
Hallandale Beach	4%
Broward	3%



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

Fairways Royale B	58 days
Hallandale Beach	77 days
Broward	68 days