

# Unit 614 - Lake Point Tower

614 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11525811                              |
| Status:         | Active                                 |
| Size:           | 968 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$256,500                              |
| List PPSF:      | \$265                                  |
| Valuated Price: | \$191,000                              |
| Valuated PPSF:  | \$191                                  |

*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:                         | 208 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 2   |

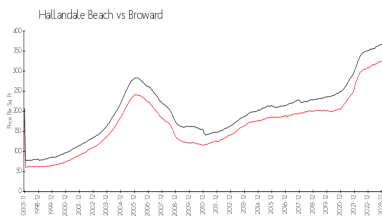
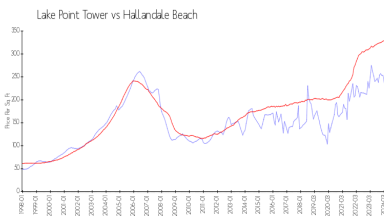
## Building Association Information

Lake Point Tower Condominium  
(954) 455-6403

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 904    | 968 sq ft   | May 2024     | \$255,000  | \$263 |
| 1206   | 982 sq ft   | Apr 2024     | \$262,000  | \$267 |
| 513    | 1,259 sq ft | Feb 2024     | \$369,000  | \$293 |
| 413    | 1,259 sq ft | Jan 2024     | \$350,000  | \$278 |
| 1205   | 1,420 sq ft | Jan 2024     | \$350,000  | \$246 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Lake Point Tower: | \$224/sq. ft. | Hallandale Beach: | \$325/sq. ft. |
| Hallandale Beach: | \$325/sq. ft. | Broward:          | \$351/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Lake Point Tower | 8% |
| Hallandale Beach | 4% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months



Lake Point Tower  
Hallandale Beach  
Broward

76 days  
76 days  
67 days