

# Unit 211 - Fairways Riviera North

211 - 400 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11547595  
 Status: Active  
 Size: 1,135 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$399,000  
 List PPSF: \$352  
 Valuated Price: \$324,000  
 Valuated PPSF: \$285

*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: 90  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

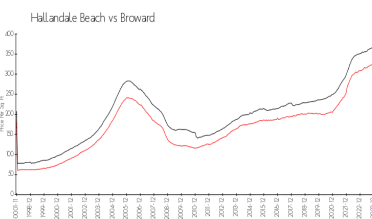
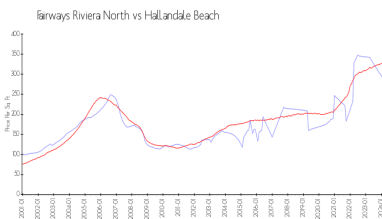
## Building Association Information

Fairways Riviera Association Inc  
 250 Diplomat Parkway Hallandale Beach,  
 FL33009-3724  
 (954) 457-8348

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	1,135 sq ft	Dec 2023	\$321,900	\$284
605	1,135 sq ft	Dec 2023	\$340,000	\$300
407	1,135 sq ft	Nov 2023	\$352,300	\$310

## Market Information



Fairways Riviera North: \$280/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Fairways Riviera North: 7%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Fairways Riviera North  
Hallandale Beach  
Broward

75 days  
76 days  
67 days