

Unit 204 - Fairways Riviera

204 - 200 Diplomat Pkwy, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11548829
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$399,999
 List PPSF: \$348
 Valuated Price: \$275,000
 Valuated PPSF: \$239

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: 238
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

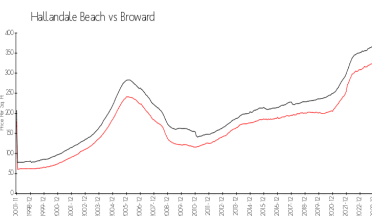
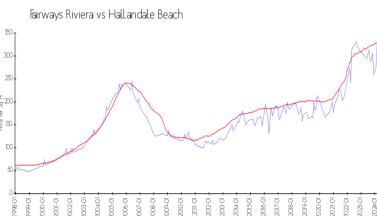
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
826	975 sq ft	May 2024	\$250,000	\$256
518	1,150 sq ft	Apr 2024	\$260,000	\$226
634	1,150 sq ft	Mar 2024	\$405,000	\$352
423	850 sq ft	Feb 2024	\$206,000	\$242
512	850 sq ft	Feb 2024	\$230,000	\$271

Market Information



Fairways Riviera: \$256/sq. ft.
 Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Fairways Riviera 9%
 Hallandale Beach 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Fairways Riviera	79 days
Hallandale Beach	76 days
Broward	67 days