

Unit 1304W - Duo Condo West

1304W - 1745 Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11551167
 Status: Active
 Size: 920 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$387,900
 List PPSF: \$422
 Valuated Price: \$313,000
 Valuated PPSF: \$340

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: 199
 Number of active listings for rent: 13
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 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: 1

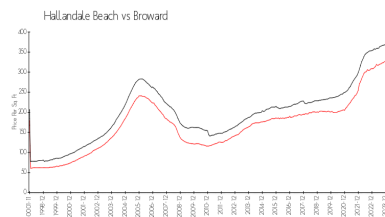
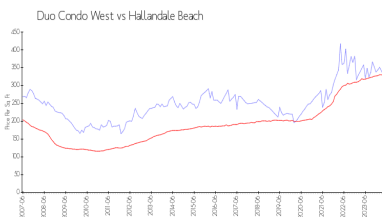
Building Association Information

Duo Masters Association
 (954) 458-5878

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005W	1,081 sq ft	May 2024	\$450,000	\$416
2201 W	915 sq ft	Feb 2024	\$320,000	\$350
307W	1,354 sq ft	Feb 2024	\$400,000	\$295
508W	1,052 sq ft	Feb 2024	\$353,000	\$336
906W	1,425 sq ft	Dec 2023	\$423,000	\$297
207W	1,354 sq ft	Dec 2023	\$400,000	\$295

Market Information



Duo Condo West: \$320/sq. ft.
 Hallandale Beach: \$329/sq. ft.

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 Broward: \$353/sq. ft.

Inventory for Sale

Duo Condo West: 5%
 Hallandale Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Duo Condo West
Hallandale Beach
Broward

71 days
77 days
68 days