

Unit 401 - Meadowbrook 4

401 - 420 NE 12 Av, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11572333
Status:	Active
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$300,000
List PPSF:	\$275
Valuated Price:	\$278,000
Valuated PPSF:	\$255

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:	56
Number of active listings for rent:	1
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

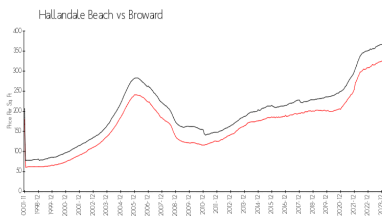
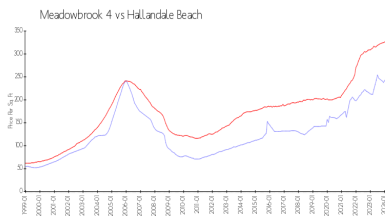
Building Association Information

Meadowbrook Towers Condominiums
(954) 458-7520

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,092 sq ft	Apr 2024	\$250,000	\$229
406	847 sq ft	Feb 2024	\$198,000	\$234
301	1,100 sq ft	Dec 2023	\$257,000	\$234
306	847 sq ft	Aug 2023	\$190,000	\$224
201	1,092 sq ft	Aug 2023	\$285,000	\$261

Market Information



Meadowbrook 4:	\$254/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Meadowbrook 4	2%
Hallandale Beach	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Meadowbrook 4
Hallandale Beach
Broward

59 days
76 days
67 days