

# Unit 503 B - Fairways Royale B

503 B - 1445 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10408724  
 Status: Active  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Parking-Under Building  
 View: Garden View  
 List Price: \$199,900  
 List PPSF: \$255  
 Valuated Price: \$181,000  
 Valuated PPSF: \$231

*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: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

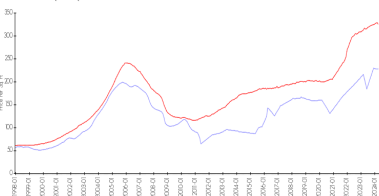
Royale Fairways Association Inc  
 950 NE 14th Avenue # 111  
 Hallandale Beach, FL33009-2700  
 (954) 458-0129

## Recent Sales

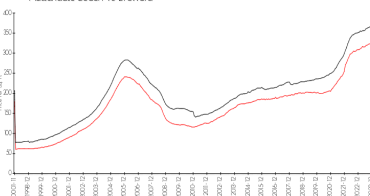
Unit #	Size	Closing Date	Sale Price	PPSF
601	1,027 sq ft	Feb 2024	\$200,000	\$195
207	785 sq ft	Jan 2024	\$150,000	\$191
406	785 sq ft	Dec 2023	\$181,000	\$231
303	785 sq ft	Jun 2023	\$144,000	\$183

## Market Information

Fairways Royale B vs Hallandale Beach



Hallandale Beach vs Broward



Fairways Royale B: \$228/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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

## Inventory for Sale

Fairways Royale B: 11%  
 Hallandale Beach: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Fairways Royale B	61 days
Hallandale Beach	76 days
Broward	67 days