

# Unit 412 - April Breeze Mist & Song

412 - 1333 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10422821  
 Status: Active  
 Size: 1,386 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Pool Area View  
 List Price: \$245,000  
 List PPSF: \$177  
 Valuated Price: \$291,000  
 Valuated PPSF: \$210

*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: 174  
 Number of active listings for rent: 6  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

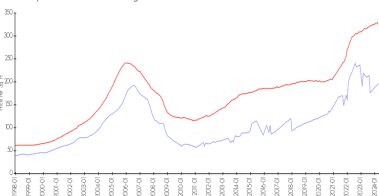
April Song Condo Association  
 (954) 458-2412  
 April Mist Condo Association  
 (954) 458-8337  
 April Breeze Association, Inc.  
 (954) 458-8085

## Recent Sales

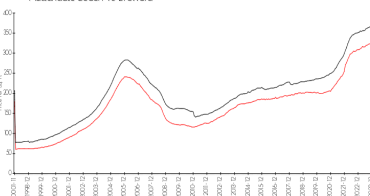
Unit #	Size	Closing Date	Sale Price	PPSF
122	648 sq ft	May 2024	\$200,000	\$309
103	1,386 sq ft	Sep 2023	\$253,750	\$183
424	648 sq ft	Jun 2023	\$160,000	\$247

## Market Information

April Breeze Mist & Song vs Hallandale Beach



Hallandale Beach vs Broward



April Breeze Mist & Song: \$196/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

April Breeze Mist & Song: 5%  
 Hallandale Beach: 4%  
 Broward: 4%



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

April Breeze Mist & Song	35 days
Hallandale Beach	76 days
Broward	67 days