

# Unit 1402 - Lake Point Tower

1402 - 100 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10426103  
 Status: Active  
 Size: 1,400 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Intracoastal View  
 List Price: \$444,000  
 List PPSF: \$317  
 Valuated Price: \$374,000  
 Valuated PPSF: \$267

*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: 208  
 Number of active listings for rent: 4  
 Number of active listings for sale: 16  
 Building inventory for sale: 7%  
 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: 2

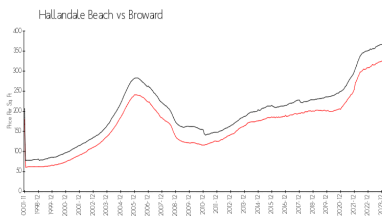
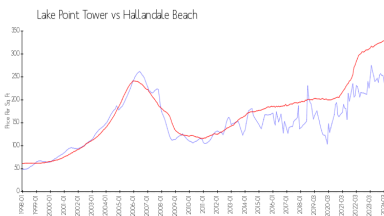
## Building Association Information

Lake Point Tower Condominium  
 (954) 455-6403

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	968 sq ft	May 2024	\$255,000	\$263
1206	982 sq ft	Apr 2024	\$262,000	\$267
513	1,259 sq ft	Feb 2024	\$369,000	\$293
413	1,259 sq ft	Jan 2024	\$350,000	\$278
1205	1,420 sq ft	Jan 2024	\$350,000	\$246

## Market Information



Lake Point Tower: \$224/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Lake Point Tower: 8%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Lake Point Tower  
Hallandale Beach  
Broward

76 days  
76 days  
67 days