

# Unit 705 - Fairways Royale

705 - 1000 NE 14 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10429086  
 Status: Active  
 Size: 785 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Golf View  
 List Price: \$165,000  
 List PPSF: \$210  
 Valuated Price: \$165,000  
 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: 76  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

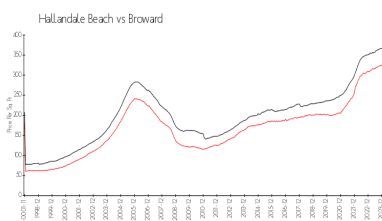
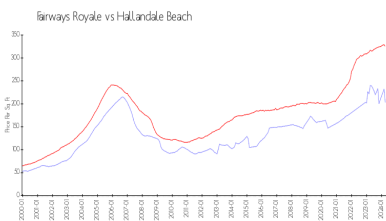
## Building Association Information

Fairways Royale Fairways  
 Association Inc  
 950 NE 14th Avenue # 111  
 (954) 458-0129

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 712    | 1,027 sq ft | Apr 2024     | \$134,500  | \$131 |
| 305    | 785 sq ft   | Mar 2024     | \$180,000  | \$229 |
| 112    | 1,027 sq ft | Nov 2023     | \$200,000  | \$195 |
| 501    | 1,027 sq ft | Aug 2023     | \$250,000  | \$243 |
| 212    | 1,027 sq ft | Aug 2023     | \$180,000  | \$175 |
| 607    | 726 sq ft   | Aug 2023     | \$162,000  | \$223 |
| 612    | 1,027 sq ft | Aug 2023     | \$250,000  | \$243 |

## Market Information

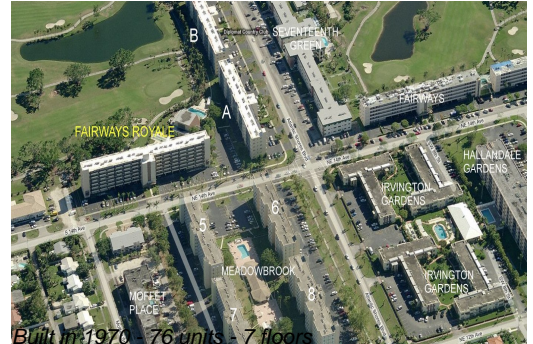


Fairways Royale: \$203/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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

## Inventory for Sale

Fairways Royale 4%  
 Hallandale Beach 4%  
 Broward 4%



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

|                  |         |
|------------------|---------|
| Fairways Royale  | 82 days |
| Hallandale Beach | 76 days |
| Broward          | 67 days |