

# Unit 611 - Parker Tower

611 - 3140 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11417302  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$535,000  
 List PPSF: \$486  
 Valuated Price: \$402,000  
 Valuated PPSF: \$365

*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: 276  
 Number of active listings for rent: 4  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

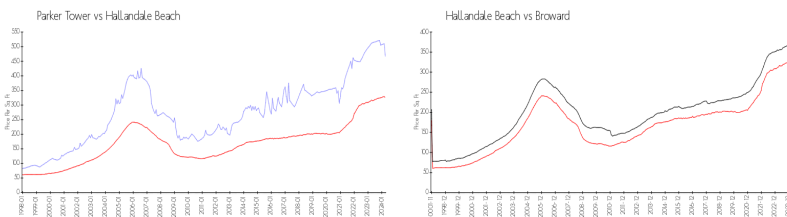
## Building Association Information

Parker Tower Condominium  
 Association  
 954-454-4366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	850 sq ft	Apr 2024	\$257,000	\$302
2110	1,222 sq ft	Apr 2024	\$650,000	\$532
2402	836 sq ft	Mar 2024	\$440,000	\$526
1103	570 sq ft	Feb 2024	\$320,000	\$561
710	1,222 sq ft	Nov 2023	\$555,000	\$454

## Market Information



Parker Tower: \$466/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Parker Tower 3%  
 Hallandale Beach 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Parker Tower  
Hallandale Beach  
Broward

79 days  
76 days  
67 days