

# 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:	\$430,000
Valuated PPSF:	\$391

*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:	6
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:	3

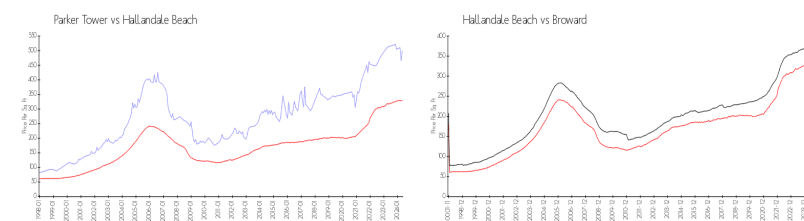
## Building Association Information

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:	\$499/sq. ft.	Hallandale Beach:	\$329/sq. ft.
Hallandale Beach:	\$329/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Parker Tower	2%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Parker Tower  
Hallandale Beach  
Broward

79 days  
77 days  
68 days