

# Unit 306 - Bay Place

306 - 2420 Diana Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11478467
Status:	Active Under Contract
Size:	936 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$199,900
List PPSF:	\$214
Valuated Price:	\$319,000
Valuated PPSF:	\$343

*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

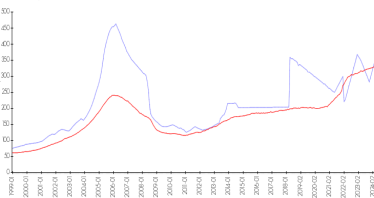
Number of units:	26
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	3%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Recent Sales

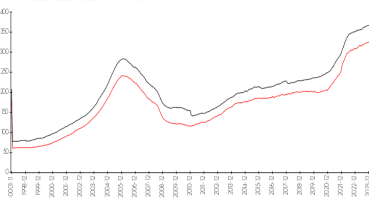
Unit #	Size	Closing Date	Sale Price	PPSF
204	852 sq ft	Nov 2023	\$220,000	\$258

## Market Information

Bay Place vs Hallandale Beach



Hallandale Beach vs Broward



Bay Place:	\$352/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Bay Place	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Bay Place	77 days
Hallandale Beach	76 days
Broward	67 days

