

Unit 501 - Clifton

501 - 3161 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11506649
 Status: Active
 Size: 1,145 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Deeded Parking
 View:
 List Price: \$360,000
 List PPSF: \$314
 Valuated Price: \$316,000
 Valuated PPSF: \$275

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: 140
 Number of active listings for rent: 2
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

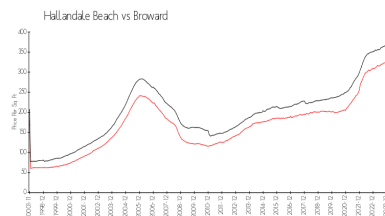
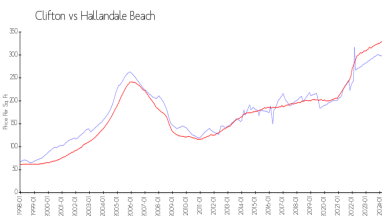
Building Association Information

Clifton Condominium Assn
 (954) 454-4311

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 606 | 1,150 sq ft | Feb 2024 | \$330,000 | \$287 |
| 1608 | 1,092 sq ft | Feb 2024 | \$354,000 | \$324 |
| 909 | 1,092 sq ft | Nov 2023 | \$347,000 | \$318 |

Market Information



Clifton: \$297/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Clifton 3%
 Hallandale Beach 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Clifton 87 days
 Hallandale Beach 76 days



Broward

67 days