

# Unit 7B - Prince George

7B - 1865 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11521424  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Parking-Under Building  
 View:  
 List Price: \$379,000  
 List PPSF: \$292  
 Valuated Price: \$271,000  
 Valuated PPSF: \$208

*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: 249  
 Number of active listings for rent: 7  
 Number of active listings for sale: 17  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

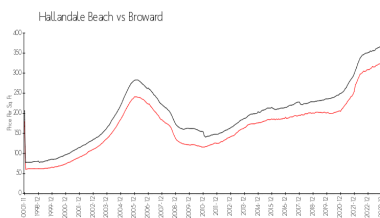
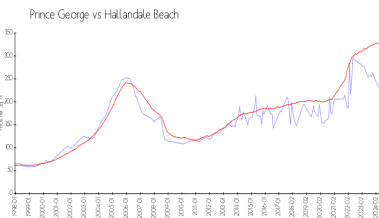
## Building Association Information

Prince George Condominium  
 Association Inc  
 (954) 454-5554

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11j	1,300 sq ft	Apr 2024	\$250,000	\$192
10C	1,300 sq ft	Feb 2024	\$270,000	\$208
16N	1,300 sq ft	Nov 2023	\$360,000	\$277
9E	1,710 sq ft	Oct 2023	\$400,000	\$234
18L	1,300 sq ft	Sep 2023	\$375,000	\$288
17E	1,710 sq ft	Sep 2023	\$435,000	\$254

## Market Information

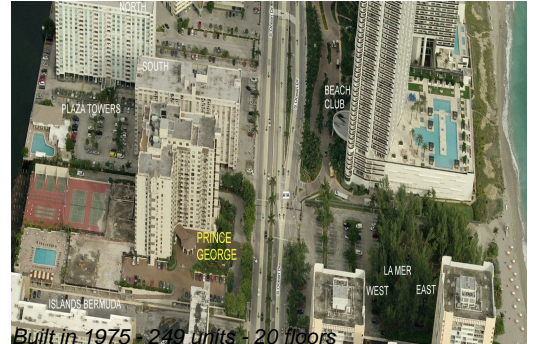


Prince George: \$231/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Prince George 7%  
 Hallandale Beach 4%  
 Broward 4%



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

Prince George	61 days
Hallandale Beach	76 days
Broward	67 days