

# Unit 504 - 4 - de Soto Park South

504 - 4 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11542801  
 Status: Active  
 Size: 924 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$269,000  
 List PPSF: \$291  
 Valuated Price: \$234,000  
 Valuated PPSF: \$249

*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: 549  
 Number of active listings for rent: 13  
 Number of active listings for sale: 14  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 6

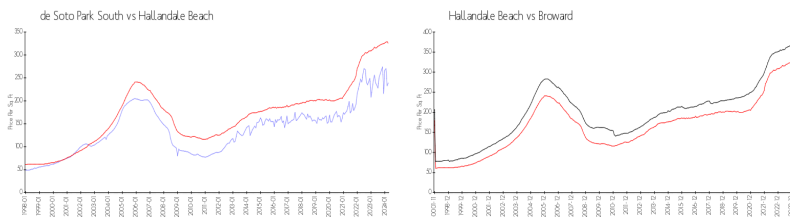
## Building Association Information

de Soto Park South  
 751 Three Islands Blvd Hallandale 33009  
 (954) 454-0570

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	924 sq ft	May 2024	\$270,000	\$292
504	924 sq ft	Mar 2024	\$220,000	\$238
518	924 sq ft	Mar 2024	\$209,000	\$226
509	1,100 sq ft	Mar 2024	\$260,000	\$236
307	924 sq ft	Mar 2024	\$235,000	\$254

## Market Information

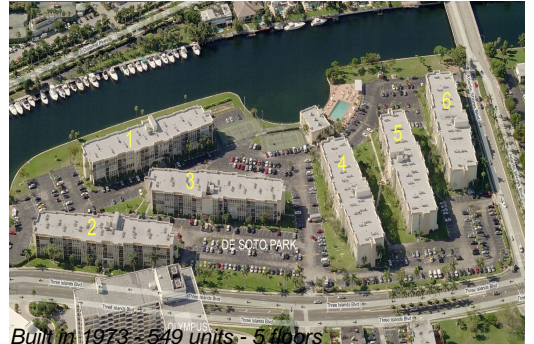


de Soto Park South: \$239/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

de Soto Park South: 3%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



de Soto Park South  
Hallandale Beach  
Broward

32 days  
76 days  
67 days