

# Unit PH05W - Duo Condo West

PH05W - 1745 Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10410081  
 Status: Active  
 Size: 1,715 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$600,000  
 List PPSF: \$350  
 Valuated Price: \$632,000  
 Valuated PPSF: \$369

*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: 199  
 Number of active listings for rent: 13  
 Number of active listings for sale: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

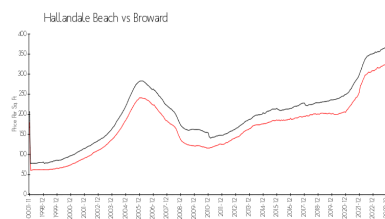
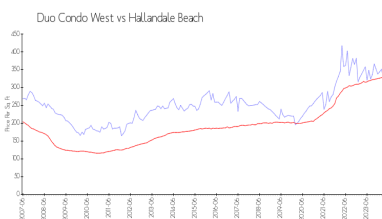
## Building Association Information

Duo Masters Association  
 (954) 458-5878

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201 W	915 sq ft	Feb 2024	\$320,000	\$350
307W	1,354 sq ft	Feb 2024	\$400,000	\$295
508W	1,052 sq ft	Feb 2024	\$353,000	\$336
906W	1,425 sq ft	Dec 2023	\$423,000	\$297
207W	1,354 sq ft	Dec 2023	\$400,000	\$295

## Market Information



Duo Condo West: \$308/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Duo Condo West: 5%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Duo Condo West  
Hallandale Beach  
Broward

71 days  
76 days  
67 days