Unit 2A - Prince George

2A - 1865 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

 MLS Number:
 F10416511

 Status:
 Active

 Size:
 1,776 Sq ft.

Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0

Parking Spaces: 1 Space, Assigned Parking, Covered

Parking

View: Intracoastal View, Pool Area View, Tennis

Court View

 List Price:
 \$435,000

 List PPSF:
 \$245

 Valuated Price:
 \$359,000

 Valuated PPSF:
 \$202

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.



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

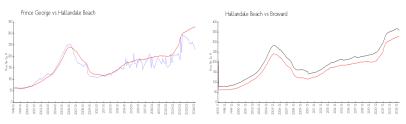
Building Association Information

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. Hallandale Beach: \$325/sq. ft. 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