

# Unit 305 - L'Soleil at Hallandale Beach

305 - 1100 NE 1 Ct, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: RX-10954348  
 Status: Active  
 Size: 658 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$190,000  
 List PPSF: \$289  
 Valuated Price: \$181,000  
 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.*

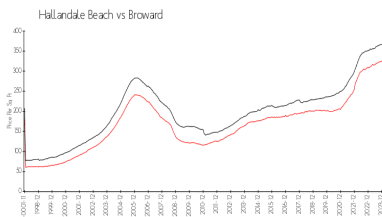
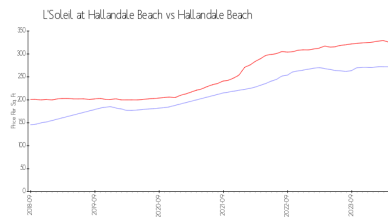
## Building Information

Number of units: 59  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	658 sq ft	Nov 2023	\$180,000	\$274
110	658 sq ft	Oct 2023	\$189,000	\$287
103	645 sq ft	Sep 2023	\$175,000	\$271
211	658 sq ft	Aug 2023	\$172,000	\$261

## Market Information



L'Soleil at Hallandale Beach: \$272/sq. ft.  
 Beach: \$325/sq. ft.

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

## Inventory for Sale

L'Soleil at Hallandale Beach: 8%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

L'Soleil at Hallandale Beach: 14 days  
 Hallandale Beach: 76 days  
 Broward: 67 days

