

# Unit 321-B - Paradise Villas A & B

321-B - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	RX-10977384
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Garden,Pool
List Price:	\$275,000
List PPSF:	\$229
Valuated Price:	\$266,000
Valuated PPSF:	\$222

*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:	132
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

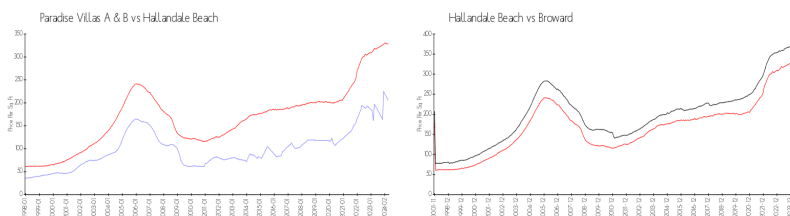
## Building Association Information

Paradise Villas Condo Association  
400 Layne Boulevard  
Hallandale, FL 33009  
(954) 456-7205

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319-A	1,200 sq ft	Feb 2024	\$230,000	\$192
107-A	800 sq ft	Jan 2024	\$175,000	\$219
318-B	1,200 sq ft	Nov 2023	\$213,000	\$178

## Market Information

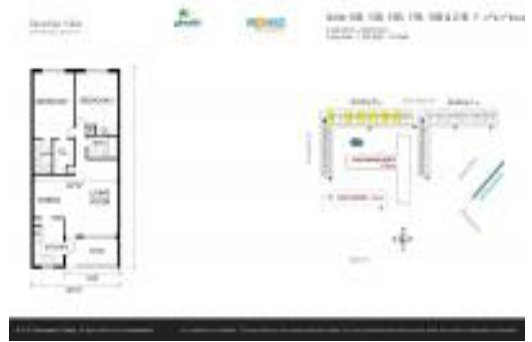


Paradise Villas A & B:	\$205/sq. ft.	Hallandale Beach:	\$329/sq. ft.
Hallandale Beach:	\$329/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Paradise Villas A & B	3%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Paradise Villas A & B  
Hallandale Beach  
Broward

24 days  
77 days  
68 days