

Unit 1-614 - Oceanview Park (North & South)

1-614 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11353083 |
| Status: | Pending |
| Size: | 1,455 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$390,000 |
| List PPSF: | \$268 |
| Valuated Price: | \$460,000 |
| Valuated PPSF: | \$316 |

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

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|--|-----|
| Number of units: | 591 |
| Number of active listings for rent: | 10 |
| Number of active listings for sale: | 32 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 39 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 1 |

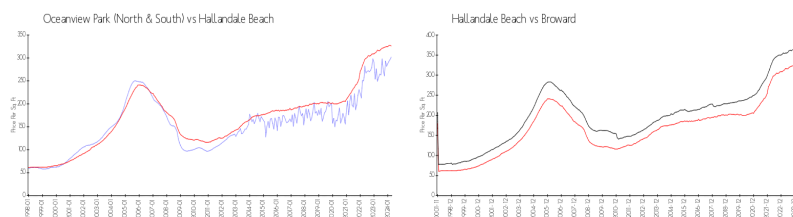
Building Association Information

Oceanview Park Condominium Association
1000 Parkview Dr Apt 607
Hallandale Beach, FL 33009
(954) 454-8401

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 607 | 1,130 sq ft | Apr 2024 | \$325,000 | \$288 |
| 420 | 1,430 sq ft | Jan 2024 | \$450,000 | \$315 |
| 522 | 1,075 sq ft | Jan 2024 | \$280,000 | \$260 |
| 305 | 915 sq ft | Jan 2024 | \$235,000 | \$257 |
| 910 | 1,430 sq ft | Jan 2024 | \$545,000 | \$381 |
| 407 | 1,130 sq ft | Jan 2024 | \$255,000 | \$226 |
| 119 | 1,130 sq ft | Jan 2024 | \$55,000 | \$49 |

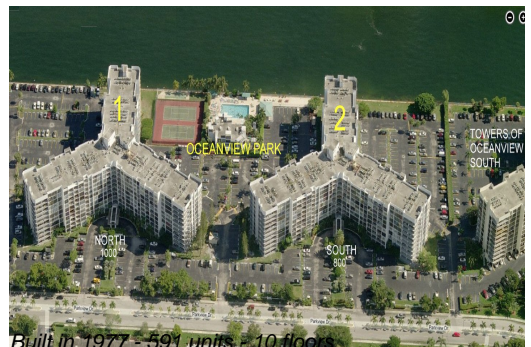
Market Information



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|---------------------------------|---------------|-------------------|---------------|
| Oceanview Park (North & South): | \$302/sq. ft. | Hallandale Beach: | \$326/sq. ft. |
| Hallandale Beach: | \$326/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|--------------------------------|----|
| Oceanview Park (North & South) | 5% |
| Hallandale Beach | 4% |



Broward 3%

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|---------|
| Oceanview Park (North & South) | 72 days |
| Hallandale Beach | 75 days |
| Broward | 66 days |