

Unit 412 - Olympus C

412 - 2500 Parkview Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11501934
Status:	Active
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking, Valet Parking
View:	
List Price:	\$340,000
List PPSF:	\$266
Valuated Price:	\$303,000
Valuated PPSF:	\$237

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:	434
Number of active listings for rent:	11
Number of active listings for sale:	28
Building inventory for sale:	6%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	7

Building Association Information

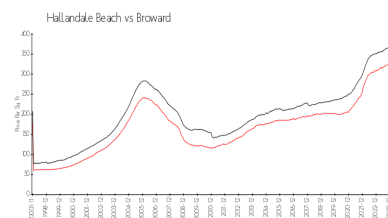
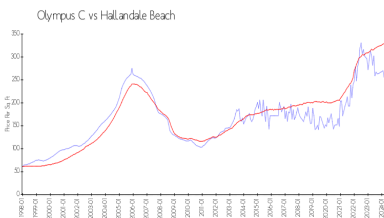
The Olympus Condominiums
Administration Office
954-456-8886

<http://olympuscondo.com/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1011	950 sq ft	May 2024	\$275,000	\$289
1610	950 sq ft	Apr 2024	\$280,000	\$295
1112	1,580 sq ft	Apr 2024	\$490,000	\$310
820	1,280 sq ft	Apr 2024	\$282,500	\$221
2320	1,280 sq ft	Apr 2024	\$370,000	\$289

Market Information

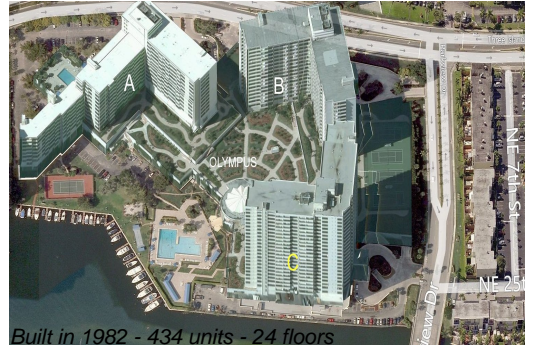


Olympus C: \$280/sq. ft.
Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.
Broward: \$353/sq. ft.

Inventory for Sale

Olympus C	6%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Olympus C	99 days
Hallandale Beach	77 days
Broward	68 days