

Unit 312 - 4 - de Soto Park South

312 - 4 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11510364
Status:	Active
Size:	924 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$266,000
List PPSF:	\$288
Valuated Price:	\$247,000
Valuated PPSF:	\$263

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:	549
Number of active listings for rent:	13
Number of active listings for sale:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

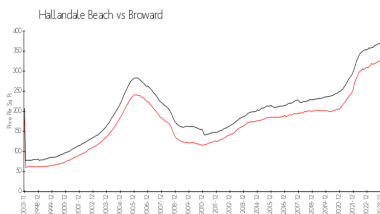
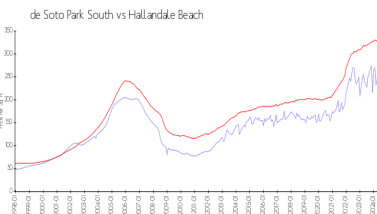
Building Association Information

de Soto Park South
 751 Three Islands Blvd Hallandale 33009
 (954) 454-0570

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
114	820 sq ft	Jun 2024	\$210,000	\$256
208	924 sq ft	May 2024	\$270,000	\$292
504	924 sq ft	Mar 2024	\$220,000	\$238
518	924 sq ft	Mar 2024	\$209,000	\$226
509	1,100 sq ft	Mar 2024	\$260,000	\$236
307	924 sq ft	Mar 2024	\$235,000	\$254

Market Information

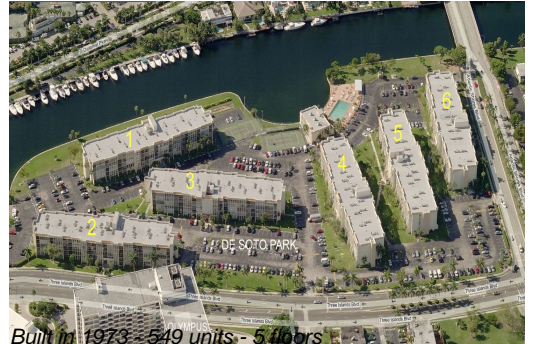


de Soto Park South: \$258/sq. ft.
 Hallandale Beach: \$328/sq. ft.

Hallandale Beach: \$328/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

de Soto Park South	3%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

de Soto Park South	37 days
Hallandale Beach	77 days
Broward	69 days