

# Unit 202 - 8 - de Soto Park North

202 - 8 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11510548
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$272,500
List PPSF:	\$227
Valuated Price:	\$264,000
Valuated PPSF:	\$220

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:	230
Number of active listings for rent:	3
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

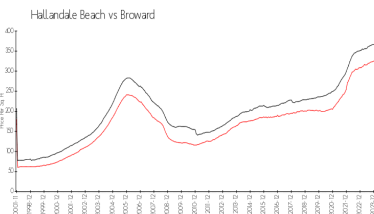
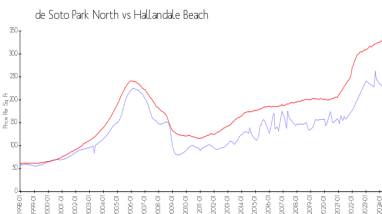
## Building Association Information

Desoto Park North Condominium Association Inc  
 1926 Atlantic Shores Blvd  
 Hallandale Beach, FL 33009  
 (954) 454-3134

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	800 sq ft	Mar 2024	\$185,000	\$231
420	1,450 sq ft	Mar 2024	\$320,000	\$221
41	1,750 sq ft	Mar 2024	\$450,000	\$257
26	1,750 sq ft	Oct 2023	\$450,000	\$257
305	800 sq ft	Oct 2023	\$205,000	\$256
510	1,450 sq ft	Oct 2023	\$338,000	\$233

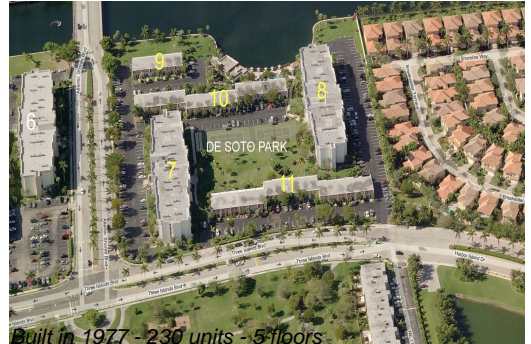
## Market Information



de Soto Park North:	\$228/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

de Soto Park North	5%
Hallandale Beach	4%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

de Soto Park North	52 days
Hallandale Beach	77 days
Broward	68 days