

# Unit 1606 - Parker Plaza

1606 - 2030 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11535562  
 Status: Active  
 Size: 1,312 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$695,000  
 List PPSF: \$530  
 Valuated Price: \$448,000  
 Valuated PPSF: \$341

*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: 518  
 Number of active listings for rent: 7  
 Number of active listings for sale: 30  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

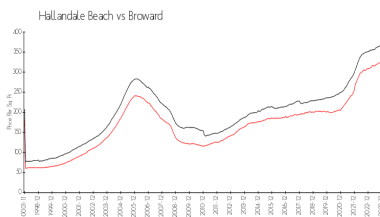
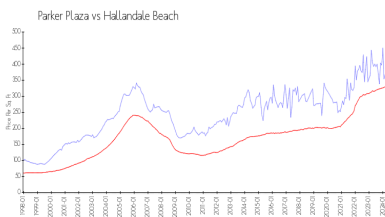
## Building Association Information

Condominium Association of Parker Plaza Estates, Inc.  
 954-458-5111 & (954) 457-9609

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,248 sq ft	May 2024	\$460,000	\$369
1115	896 sq ft	May 2024	\$410,000	\$458
1101	896 sq ft	Apr 2024	\$305,000	\$340
1505	1,248 sq ft	Apr 2024	\$410,000	\$329
PH 2217	896 sq ft	Apr 2024	\$385,000	\$430

## Market Information



Parker Plaza: \$380/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$353/sq. ft.

## Inventory for Sale

Parker Plaza: 6%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Parker Plaza  
Hallandale Beach  
Broward

128 days  
77 days  
68 days