

# Unit 1907 - La Mer South

1907 - 1904 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11560593
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$574,888
List PPSF:	\$426
Valuated Price:	\$552,000
Valuated PPSF:	\$418

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:	165
Number of active listings for rent:	8
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

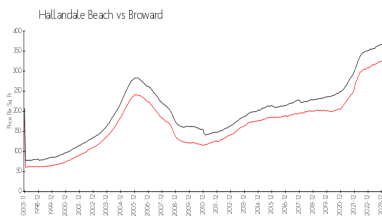
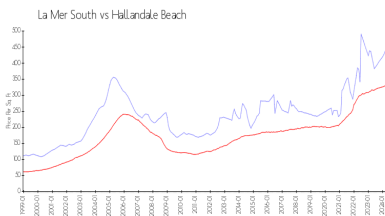
## Building Association Information

La Mer Condominium Association  
(954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS403	1,930 sq ft	Mar 2024	\$745,260	\$386
1201	993 sq ft	Feb 2024	\$420,000	\$423
403	1,600 sq ft	Jun 2023	\$640,000	\$400
1804	1,440 sq ft	Jun 2023	\$580,000	\$403

## Market Information

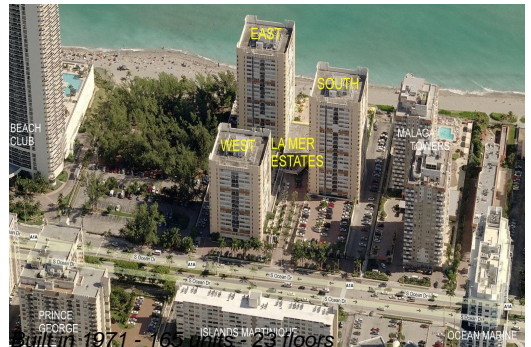


La Mer South:	\$448/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

La Mer South	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



La Mer South  
Hallandale Beach  
Broward

25 days  
77 days  
68 days