

# Unit 407 - Plaza Towers South

407 - 1849 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11567062
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Other Parking
View:	
List Price:	\$399,999
List PPSF:	\$333
Valuated Price:	\$373,000
Valuated PPSF:	\$311

*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:	210
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

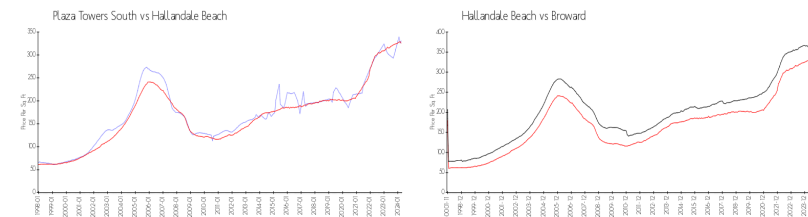
## Building Association Information

Condominium Association Of Plaza Towers South Inc  
 1849 S Ocean Drive  
 Hallandale Beach, FL 33009-4969  
 (954) 456-2816

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1511	1,200 sq ft	Mar 2024	\$410,000	\$342
1014	1,315 sq ft	Sep 2023	\$379,000	\$288
1103	870 sq ft	Sep 2023	\$260,000	\$299
412	1,200 sq ft	Jun 2023	\$320,000	\$267

## Market Information

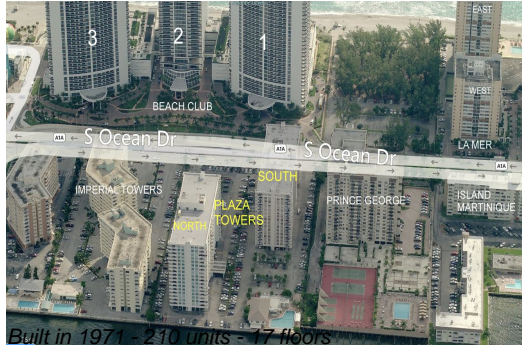


Plaza Towers South: \$331/sq. ft.	Hallandale Beach: \$325/sq. ft.
Hallandale Beach: \$325/sq. ft.	Broward: \$353/sq. ft.

## Inventory for Sale

Plaza Towers South	2%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Plaza Towers South  
Hallandale Beach  
Broward

66 days  
77 days  
68 days