

Unit 4AN - Eldorado Plaza West (North & South)

4AN - 180 NE 12 Av, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11577078
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$300,000
List PPSF:	\$280
Valuated Price:	\$242,000
Valuated PPSF:	\$244

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.

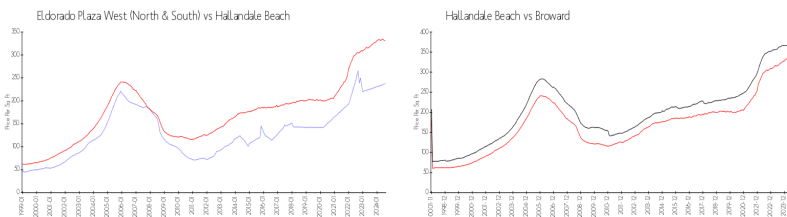
Building Information

Number of units:	85
Number of active listings for rent:	2
Number of active listings for sale:	7
Building inventory for sale:	8%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3E	1,085 sq ft	Aug 2024	\$240,000	\$221
5B	1,070 sq ft	Mar 2024	\$300,000	\$280

Market Information



Eldorado Plaza West \$237/sq. ft. (North & South):	Hallandale Beach: \$331/sq. ft.
Hallandale Beach: \$331/sq. ft.	Broward: \$346/sq. ft.

Inventory for Sale

Eldorado Plaza West (North & South)	8%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Eldorado Plaza West (North & South)	92 days
Hallandale Beach	76 days
Broward	72 days

