

# Unit 109 - 8 - de Soto Park North

109 - 8 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11577937
Status:	Closed
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$250,000
List PPSF:	\$208
Valuated Price:	\$254,000
Valuated PPSF:	\$212

*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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

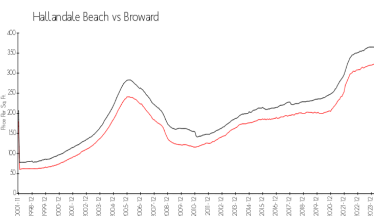
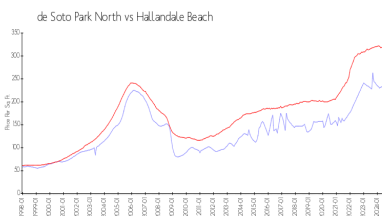
## Building Association Information

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
212	1,100 sq ft	Aug 2024	\$235,000	\$214
109	1,200 sq ft	Aug 2024	\$240,000	\$200
40	1,750 sq ft	Jun 2024	\$440,000	\$251
520	1,450 sq ft	Jun 2024	\$345,000	\$238
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

## Market Information



de Soto Park North: \$222/sq. ft.  
Hallandale Beach: \$315/sq. ft.

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Broward: \$352/sq. ft.

## Inventory for Sale

de Soto Park North	3%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



de Soto Park North  
Hallandale Beach  
Broward

67 days  
77 days  
72 days