

Unit 109 - 8 - de Soto Park North

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

Unit Information

MLS Number: A11577937
 Status: Active
 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: \$256,000
 Valuated PPSF: \$213

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: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

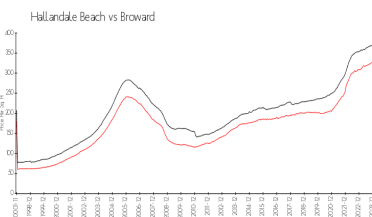
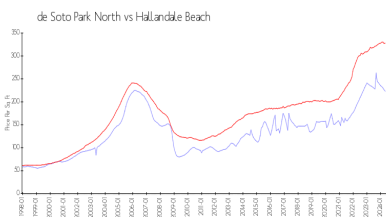
Building Association Information

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
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
26	1,750 sq ft	Oct 2023	\$450,000	\$257
305	800 sq ft	Oct 2023	\$205,000	\$256
510	1,450 sq ft	Oct 2023	\$338,000	\$233

Market Information

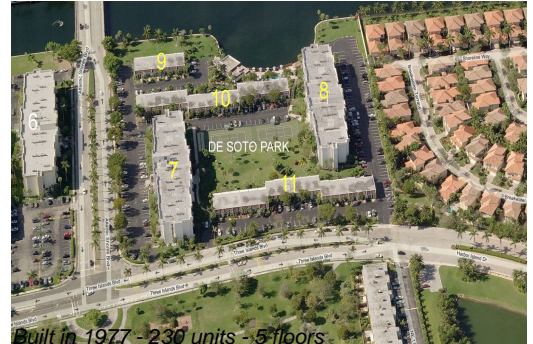


de Soto Park North: \$223/sq. ft.
 Hallandale Beach: \$328/sq. ft.

Hallandale Beach: \$328/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

de Soto Park North	50 days
Hallandale Beach	76 days
Broward	69 days