

Unit 315 - 8 - de Soto Park North

315 - 8 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11581386
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$235,000
 List PPSF: \$294
 Valuated Price: \$168,000
 Valuated PPSF: \$210

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: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

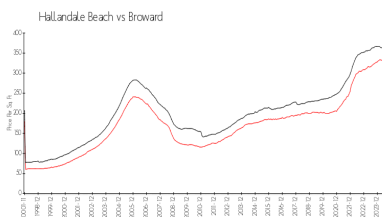
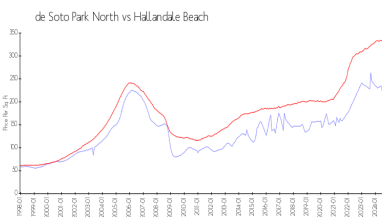
Building Association Information

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

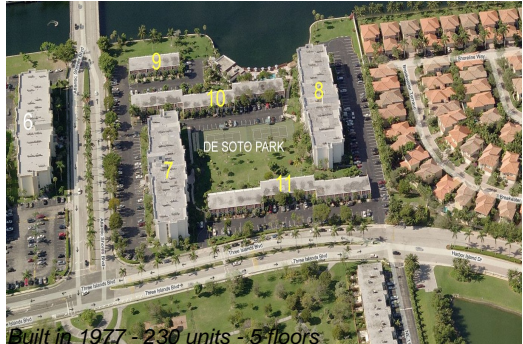


de Soto Park North: \$215/sq. ft.
 Hallandale Beach: \$331/sq. ft.

Hallandale Beach: \$331/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

de Soto Park North	62 days
Hallandale Beach	76 days
Broward	72 days