

Unit B-3 - Golden Sails

B-3 - 111 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11582946 |
| Status: | Active Under Contract |
| Size: | 825 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Additional Spaces Available, Covered Parking, Guest Parking |
| View: | |
| List Price: | \$220,000 |
| List PPSF: | \$267 |
| Valuated Price: | \$172,000 |
| Valuated PPSF: | \$208 |

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

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|--|----|
| Number of units: | 72 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

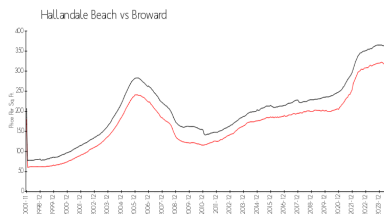
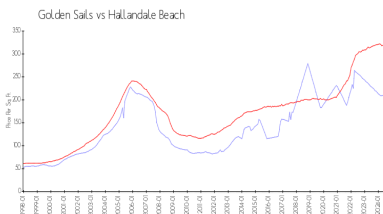
Building Association Information

Golden Sails Condominium Association
(954) 458-3868

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| F4 | 825 sq ft | Aug 2024 | \$198,000 | \$240 |
| 12e | 950 sq ft | Jun 2024 | \$230,000 | \$242 |
| E3 | 825 sq ft | Apr 2024 | \$16,700 | \$20 |
| C2 | 1,250 sq ft | Mar 2024 | \$269,000 | \$215 |
| E9 | 825 sq ft | Mar 2024 | \$165,000 | \$200 |

Market Information



Golden Sails: \$218/sq. ft.
Hallandale Beach: \$315/sq. ft.

Hallandale Beach: \$315/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Golden Sails | 8% |
| Hallandale Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Golden Sails | 31 days |
| Hallandale Beach | 77 days |
| Broward | 72 days |

