

# Unit PH3 - La Mer East

PH3 - 1890 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11584474  
 Status: Active  
 Size: 1,930 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,375,000  
 List PPSF: \$712  
 Valuated Price: \$1,306,000  
 Valuated PPSF: \$653

*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: 168  
 Number of active listings for rent: 4  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

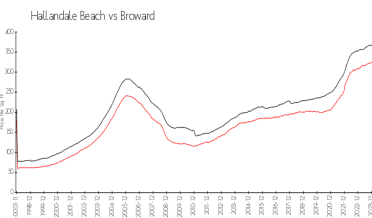
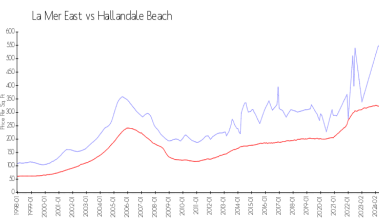
## Building Association Information

La Mer Condominium Association  
 (954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	960 sq ft	Apr 2024	\$412,500	\$430
203	1,600 sq ft	Jan 2024	\$712,500	\$445

## Market Information



La Mer East: \$555/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

La Mer East: 1%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

La Mer East: 40 days  
 Hallandale Beach: 74 days



Broward

70 days