Unit 1-804 - Oceanview Park (North & South)

1-804 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11585754
Status:	Pending
Size:	1,075 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	$229,900
List PPSF:	$214
Valuated Price:	$283,000
Valuated PPSF:	$263

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.

Built in 1977 - 591 units - 10 floors

Building Information

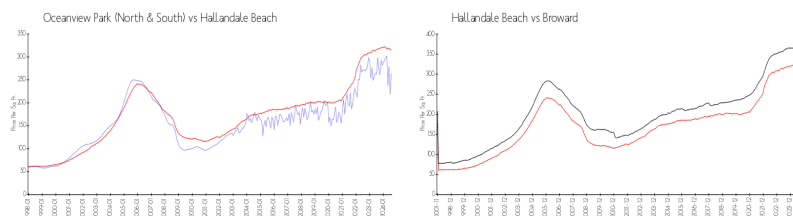|	
Number of units:	591
Number of active listings for rent:	10
Number of active listings for sale:	37
Building inventory for sale:	6%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	8

Building Association Information

Oceanview Park Condominium Association
1000 Parkview Dr Apt 607
Hallandale Beach, FL 33009
(954) 454-8401

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
224	1,075 sq ft	Sep 2024	$230,000	$214
406	915 sq ft	Sep 2024	$230,000	$251
819	1,130 sq ft	Sep 2024	$295,000	$261
501	1,075 sq ft	Aug 2024	$300,000	$279
306	915 sq ft	Aug 2024	$219,000	$239
615	1,455 sq ft	Aug 2024	$410,000	$282

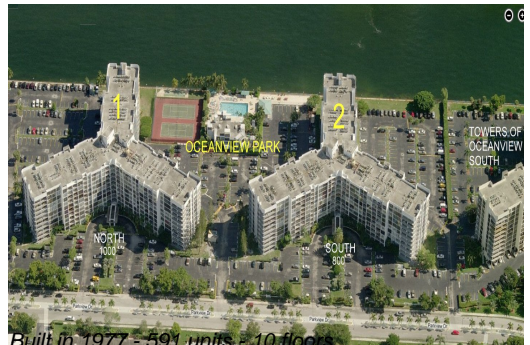## Market Information

Oceanview Park (North & South):	$271/sq. ft.	Hallandale Beach:	$315/sq. ft.
Hallandale Beach:	$315/sq. ft.	Broward:	$351/sq. ft.

Inventory for Sale

Oceanview Park (North & South)	6%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Oceanview Park (North & South)	76 days
Hallandale Beach	77 days
Broward	72 days