

# Unit 607 - Clifton

607 - 3161 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11587988  
 Status: Active  
 Size: 1,109 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$329,800  
 List PPSF: \$297  
 Valuated Price: \$324,000  
 Valuated PPSF: \$292

*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: 140  
 Number of active listings for rent: 2  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

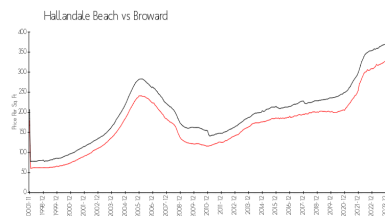
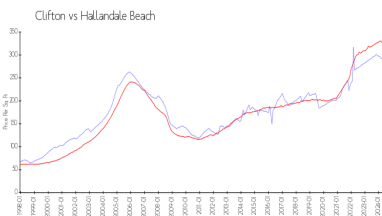
## Building Association Information

Clifton Condominium Assn  
 (954) 454-4311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,150 sq ft	Feb 2024	\$330,000	\$287
1608	1,092 sq ft	Feb 2024	\$354,000	\$324
909	1,092 sq ft	Nov 2023	\$347,000	\$318

## Market Information



Clifton: \$290/sq. ft.      Hallandale Beach: \$328/sq. ft.  
 Hallandale Beach: \$328/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Clifton: 2%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Clifton: 87 days  
 Hallandale Beach: 77 days



Broward

69 days