

# Unit 503 - Ocean View Towers

503 - 401 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11588563                              |
| Status:         | Pending                                |
| Size:           | 1,200 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| Rental Price:   | \$2,700                                |
| List PPSF:      | \$2                                    |
| Valuated Price: | \$296,000                              |
| Valuated PPSF:  | \$247                                  |

*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.*

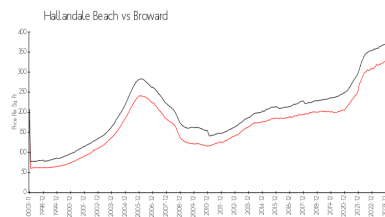
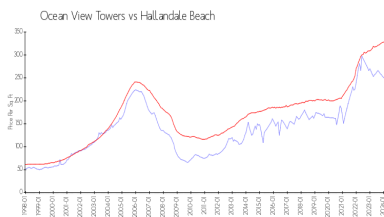
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 161 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

Ocean View Towers Condominium Association  
(954) 457-7747

## Market Information



|                    |               |                   |               |
|--------------------|---------------|-------------------|---------------|
| Ocean View Towers: | \$257/sq. ft. | Hallandale Beach: | \$328/sq. ft. |
| Hallandale Beach:  | \$328/sq. ft. | Broward:          | \$351/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Ocean View Towers | 5% |
| Hallandale Beach  | 4% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| Ocean View Towers | 76 days |
| Hallandale Beach  | 76 days |
| Broward           | 69 days |

