

# Unit 307-B - Paradise Villas A & B

307-B - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11595746
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$180,000
List PPSF:	\$225
Valuated Price:	\$148,000
Valuated PPSF:	\$185

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:	132
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
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

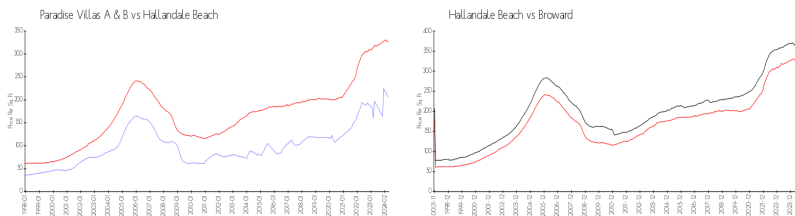
## Building Association Information

Paradise Villas Condo Association  
 400 Layne Boulevard  
 Hallandale, FL 33009  
 (954) 456-7205

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319-A	1,200 sq ft	Feb 2024	\$230,000	\$192
107-A	800 sq ft	Jan 2024	\$175,000	\$219
318-B	1,200 sq ft	Nov 2023	\$213,000	\$178

## Market Information

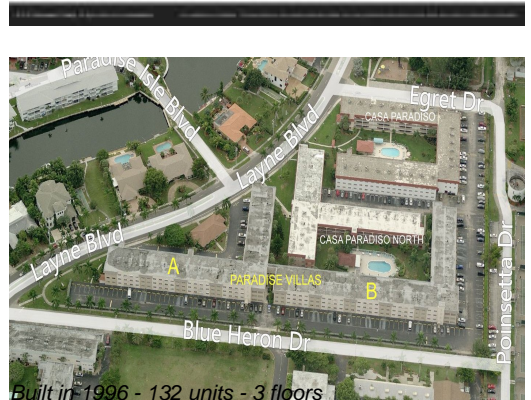


Paradise Villas A & B:	\$205/sq. ft.	Hallandale Beach:	\$328/sq. ft.
Hallandale Beach:	\$328/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Paradise Villas A & B	3%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Paradise Villas A & B  
Hallandale Beach  
Broward

24 days  
77 days  
69 days