

# Unit 1-909 - Oceanview Park (North & South)

1-909 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11598484
Status:	Active
Size:	1,430 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$512,000
List PPSF:	\$358
Valuated Price:	\$335,000
Valuated PPSF:	\$234

*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:	591
Number of active listings for rent:	10
Number of active listings for sale:	34
Building inventory for sale:	5%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	9

## Building Association Information

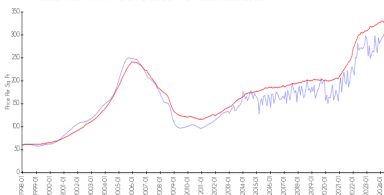
Oceanview Park Condominium Association  
1000 Parkview Dr Apt 607  
Hallandale Beach, FL 33009  
(954) 454-8401

## Recent Sales

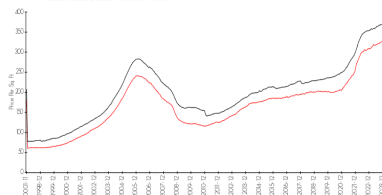
Unit #	Size	Closing Date	Sale Price	PPSF
428	1,130 sq ft	Jun 2024	\$318,000	\$281
703	1,075 sq ft	Jun 2024	\$224,959	\$209
326	915 sq ft	Jun 2024	\$258,000	\$282
125	1,075 sq ft	Jun 2024	\$240,000	\$223
210	1,430 sq ft	May 2024	\$415,000	\$290
803	1,075 sq ft	May 2024	\$244,000	\$227
516	915 sq ft	May 2024	\$230,000	\$251
519	1,130 sq ft	May 2024	\$225,000	\$199

## Market Information

Oceanview Park (North & South) vs Hallandale Beach



Hallandale Beach vs Broward

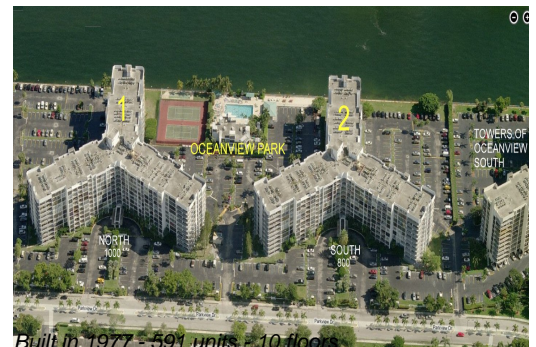


Oceanview Park (North & South):  
\$239/sq. ft.  
Hallandale Beach: \$328/sq. ft.

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

## Inventory for Sale

Oceanview Park (North & South) 6%



Hallandale Beach	4%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Oceanview Park (North & South)	70 days
Hallandale Beach	76 days
Broward	69 days