

Unit 311 - 8 - de Soto Park North

311 - 8 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11600034 |
| Status: | Active |
| Size: | 1,100 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$239,600 |
| List PPSF: | \$218 |
| Valuated Price: | \$240,000 |
| Valuated PPSF: | \$218 |

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: | 230 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

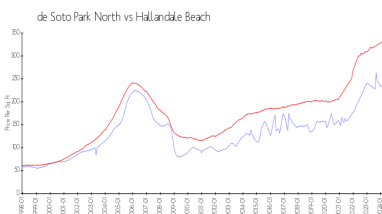
Building Association Information

Desoto Park North Condominium Association Inc
1926 Atlantic Shores Blvd
Hallandale Beach, FL 33009
(954) 454-3134

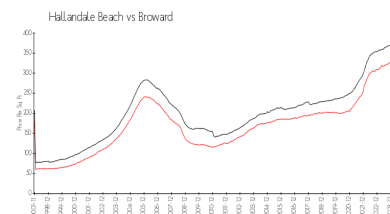
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 40 | 1,750 sq ft | Jun 2024 | \$440,000 | \$251 |
| 520 | 1,450 sq ft | Jun 2024 | \$345,000 | \$238 |
| 206 | 800 sq ft | Mar 2024 | \$185,000 | \$231 |
| 420 | 1,450 sq ft | Mar 2024 | \$320,000 | \$221 |
| 41 | 1,750 sq ft | Mar 2024 | \$450,000 | \$257 |

Market Information



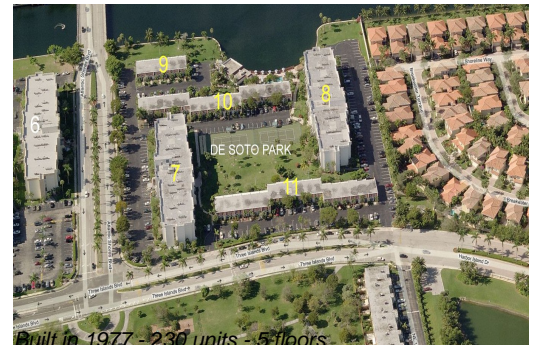
de Soto Park North: \$223/sq. ft.
Hallandale Beach: \$328/sq. ft.



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

Inventory for Sale

| | |
|--------------------|----|
| de Soto Park North | 5% |
| Hallandale Beach | 4% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------|---------|
| de Soto Park North | 47 days |
| Hallandale Beach | 75 days |
| Broward | 69 days |