

# Unit 12ES - Eldorado Plaza West (North & South)

12ES - 180 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11600421  
 Status: Active  
 Size: 660 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$235,000  
 List PPSF: \$356  
 Valuated Price: \$202,000  
 Valuated PPSF: \$245

*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

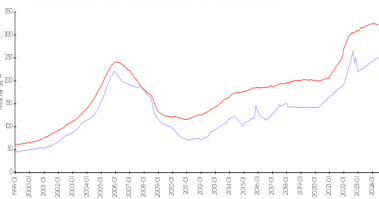
Number of units: 85  
 Number of active listings for rent: 2  
 Number of active listings for sale: 7  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

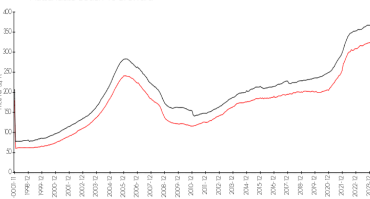
Unit #	Size	Closing Date	Sale Price	PPSF
5B	1,070 sq ft	Mar 2024	\$300,000	\$280
6d	1,070 sq ft	Aug 2023	\$265,000	\$248

## Market Information

Eldorado Plaza West (North & South) vs Hallandale Beach



Hallandale Beach vs Broward



Eldorado Plaza West \$252/sq. ft.  
 (North & South):  
 Hallandale Beach: \$321/sq. ft.

Hallandale Beach: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Eldorado Plaza West (North & South) 8%  
 Hallandale Beach 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Eldorado Plaza West (North & South) 157 days  
 Hallandale Beach 74 days  
 Broward 70 days

