

# Unit 417 - 3 - de Soto Park South

417 - 3 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11601456  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$225,000  
 List PPSF: \$274  
 Valuated Price: \$212,000  
 Valuated PPSF: \$265

*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: 549  
 Number of active listings for rent: 13  
 Number of active listings for sale: 14  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 4

## Building Association Information

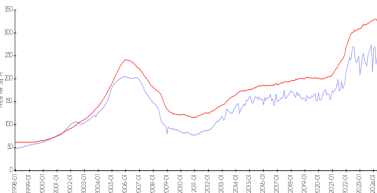
de Soto Park South  
 751 Three Islands Blvd Hallandale 33009  
 (954) 454-0570

## Recent Sales

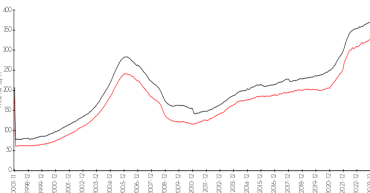
Unit #	Size	Closing Date	Sale Price	PPSF
114	820 sq ft	Jun 2024	\$210,000	\$256
208	924 sq ft	May 2024	\$270,000	\$292
504	924 sq ft	Mar 2024	\$220,000	\$238
518	924 sq ft	Mar 2024	\$209,000	\$226
509	1,100 sq ft	Mar 2024	\$260,000	\$236
307	924 sq ft	Mar 2024	\$235,000	\$254

## Market Information

de Soto Park South vs Hallandale Beach



Hallandale Beach vs Broward

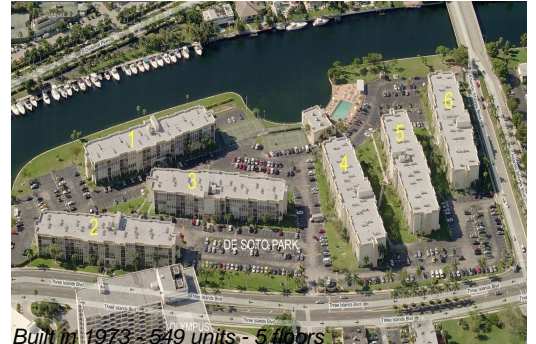


de Soto Park South: \$258/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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

## Inventory for Sale

de Soto Park South 3%  
 Hallandale Beach 4%  
 Broward 4%



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

de Soto Park South	37 days
Hallandale Beach	77 days
Broward	69 days