

# Unit 408 - Riviera B

408 - 2097 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11601460  
 Status: Active  
 Size: 724 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$209,000  
 List PPSF: \$289  
 Valuated Price: \$199,000  
 Valuated PPSF: \$275

*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: 39  
 Number of active listings for rent: 1  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 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: 1

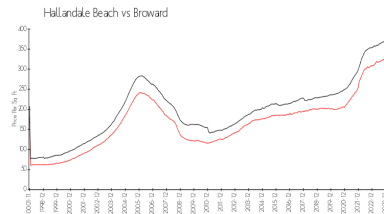
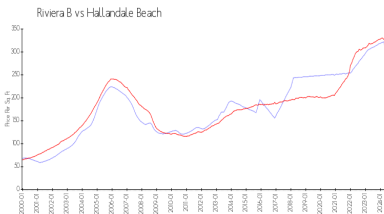
## Building Association Information

Riveria Apartments Inc  
 2081 S Ocean Dr, Hallandale Beach,  
 FL 33009  
 (954) 457-5197

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	753 sq ft	Apr 2024	\$232,000	\$308
207	753 sq ft	Dec 2023	\$229,000	\$304

## Market Information



Riviera B: \$281/sq. ft.  
 Hallandale Beach: \$328/sq. ft.  
 Hallandale Beach: \$328/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Riviera B: 3%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Riviera B: 29 days



Hallandale Beach  
Broward

76 days  
69 days