

# Unit 304 - 3 - de Soto Park South

304 - 3 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11607342  |
| Status:         | Active     |
| Size:           | 924 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 1          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$245,000  |
| List PPSF:      | \$265      |
| Valuated Price: | \$247,000  |
| Valuated PPSF:  | \$263      |

*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

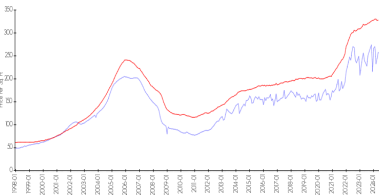
de Soto Park South  
 751 Three Islands Blvd Hallandale 33009  
 (954) 454-0570

## Recent Sales

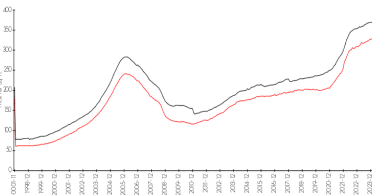
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 114    | 820 sq ft   | Jun 2024     | \$210,000  | \$256 |
| 208    | 924 sq ft   | May 2024     | \$270,000  | \$292 |
| 504    | 924 sq ft   | Mar 2024     | \$220,000  | \$238 |
| 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

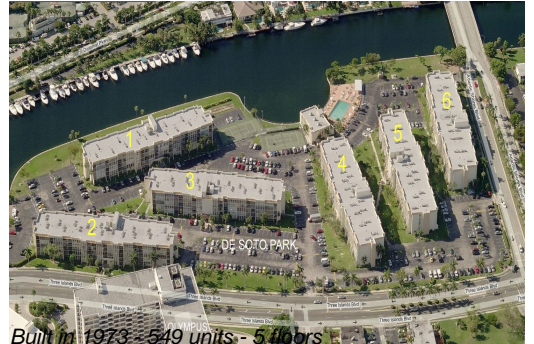


de Soto Park South: \$258/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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 |