

Unit 2 - 11 - de Soto Park North

2 - 11 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11607951
 Status: Active
 Size: 1,750 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Street Parking
 View:
 List Price: \$485,000
 List PPSF: \$277
 Valuated Price: \$449,000
 Valuated PPSF: \$257



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: 12
 Building inventory for sale: 5%
 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: 2

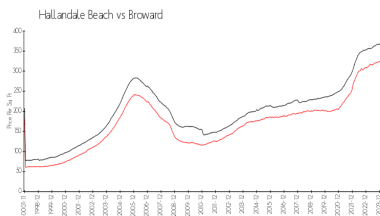
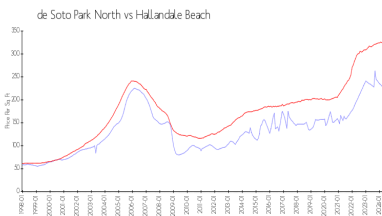
Building Association Information

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: \$235/sq. ft.
 Hallandale Beach: \$321/sq. ft.

Hallandale Beach: \$321/sq. ft.
 Broward: \$349/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	48 days
Hallandale Beach	74 days
Broward	70 days