

## 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:	\$465,000
List PPSF:	\$266
Valuated Price:	\$412,000
Valuated PPSF:	\$235



*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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

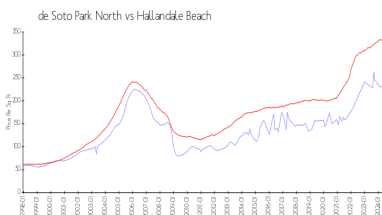
### Building Association Information

Desoto Park North Condominium Association Inc  
1926 Atlantic Shores Blvd  
Hallandale Beach, FL 33009  
(954) 454-3134

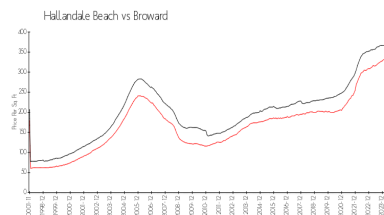
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	1,100 sq ft	Aug 2024	\$235,000	\$214
109	1,200 sq ft	Aug 2024	\$240,000	\$200
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: \$215/sq. ft.  
Hallandale Beach: \$331/sq. ft.



Hallandale Beach: \$331/sq. ft.  
Broward: \$346/sq. ft.

### Inventory for Sale

de Soto Park North	5%
Hallandale Beach	5%

Broward	4%
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**Avg. Time to Close Over Last 12 Months**

de Soto Park North	62 days
Hallandale Beach	76 days
Broward	72 days