

# Unit 2105 - Parker Tower

2105 - 3140 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11609518
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Other Parking
View:	
List Price:	\$699,000
List PPSF:	\$647
Valuated Price:	\$714,000
Valuated PPSF:	\$661

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:	276
Number of active listings for rent:	4
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

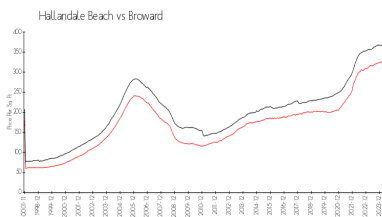
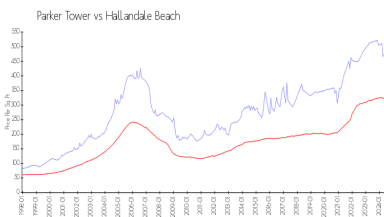
## Building Association Information

Parker Tower Condominium Association  
954-454-4366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
501	920 sq ft	Jun 2024	\$305,000	\$332
611	1,100 sq ft	Jun 2024	\$500,000	\$455
208	850 sq ft	Apr 2024	\$257,000	\$302
2110	1,222 sq ft	Apr 2024	\$650,000	\$532
2402	836 sq ft	Mar 2024	\$440,000	\$526

## Market Information



Parker Tower:	\$484/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Parker Tower	2%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Parker Tower  
Hallandale Beach  
Broward

94 days  
74 days  
70 days