

Unit 404 - 8 - de Soto Park North

404 - 8 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11616481
Status:	Active Under Contract
Size:	1,100 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$239,900
List PPSF:	\$218
Valuated Price:	\$233,000
Valuated PPSF:	\$212

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

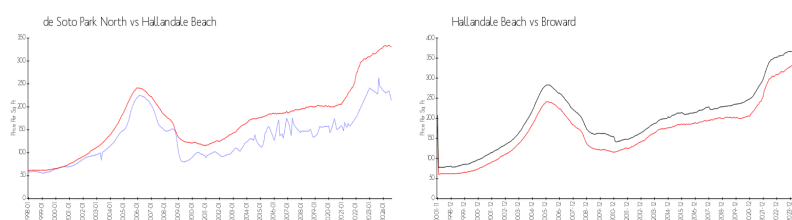
Building Association Information

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%



Avg. Time to Close Over Last 12 Months

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