

# Unit 704 - Ocean View Towers

704 - 401 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11619033
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$424,000
List PPSF:	\$283
Valuated Price:	\$334,000
Valuated PPSF:	\$223

*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:	161
Number of active listings for rent:	7
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

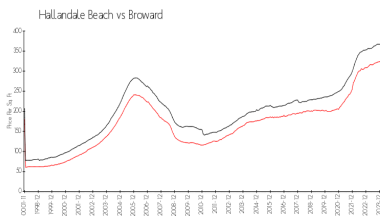
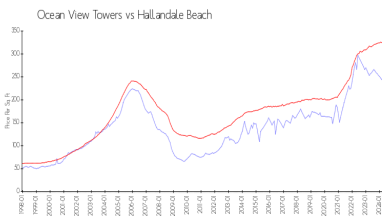
## Building Association Information

Ocean View Towers Condominium Association  
(954) 457-7747

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,300 sq ft	Jun 2024	\$370,000	\$285
207	925 sq ft	Apr 2024	\$290,000	\$314
1111	925 sq ft	Apr 2024	\$305,000	\$330
716	925 sq ft	Mar 2024	\$213,000	\$230
412	1,300 sq ft	Mar 2024	\$340,000	\$262

## Market Information



Ocean View Towers: \$275/sq. ft.  
Hallandale Beach: \$321/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Ocean View Towers	6%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Ocean View Towers  
Hallandale Beach  
Broward

80 days  
74 days  
70 days