

# Unit 1106 - Ocean View Towers

1106 - 401 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11619990
Status:	Active
Size:	925 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$299,000
List PPSF:	\$323
Valuated Price:	\$262,000
Valuated PPSF:	\$283

*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:	12
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

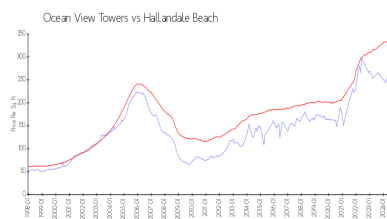
## Building Association Information

Ocean View Towers Condominium Association  
(954) 457-7747

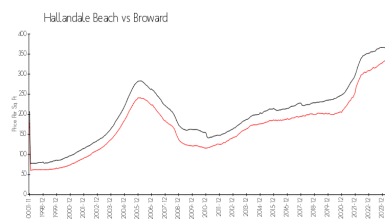
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	1,300 sq ft	Aug 2024	\$365,000	\$281
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: \$266/sq. ft.  
Hallandale Beach: \$331/sq. ft.



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

## Inventory for Sale

Ocean View Towers	7%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Ocean View Towers	73 days
Hallandale Beach	76 days
Broward	72 days