

Unit 1704 - Parker Plaza

1704 - 2030 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11620252
 Status: Active
 Size: 1,248 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building
 View:
 List Price: \$549,000
 List PPSF: \$440
 Valuated Price: \$488,000
 Valuated PPSF: \$391

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: 518
 Number of active listings for rent: 7
 Number of active listings for sale: 28
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

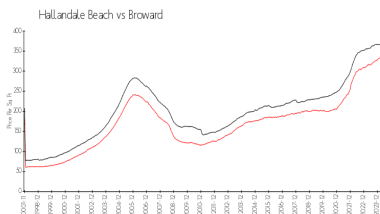
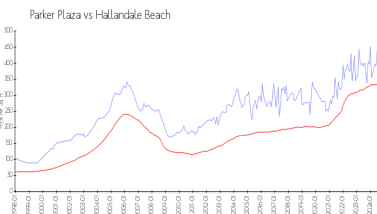
Building Association Information

Condominium Association of Parker Plaza Estates, Inc.
 954-458-5111 & (954) 457-9609

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
421	1,312 sq ft	Aug 2024	\$580,000	\$442
916	736 sq ft	Jul 2024	\$405,000	\$550
2205	1,248 sq ft	Jun 2024	\$490,500	\$393
411	736 sq ft	May 2024	\$305,000	\$414
208	1,248 sq ft	May 2024	\$460,000	\$369
1115	896 sq ft	May 2024	\$410,000	\$458

Market Information



Parker Plaza: \$411/sq. ft.
 Hallandale Beach: \$331/sq. ft.

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 Broward: \$346/sq. ft.

Inventory for Sale

Parker Plaza 5%
 Hallandale Beach 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Parker Plaza	104 days
Hallandale Beach	76 days
Broward	72 days