

# Unit 420 - 3 - de Soto Park South

420 - 3 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11620677  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Other Parking  
 View:  
 List Price: \$365,000  
 List PPSF: \$302  
 Valuated Price: \$357,000  
 Valuated PPSF: \$273

*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: 549  
 Number of active listings for rent: 13  
 Number of active listings for sale: 17  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 3

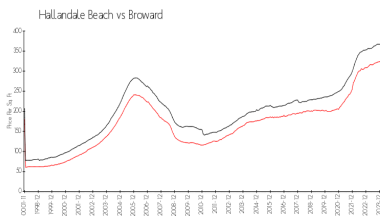
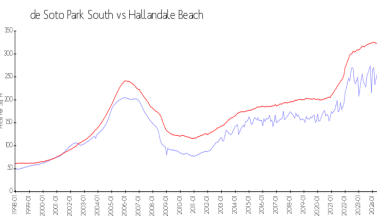
## Building Association Information

de Soto Park South  
 751 Three Isklands Blvd Hallandale 33009  
 (954) 454-0570

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319	924 sq ft	Jun 2024	\$243,000	\$263
114	820 sq ft	Jun 2024	\$210,000	\$256
208	924 sq ft	May 2024	\$270,000	\$292
504	924 sq ft	Mar 2024	\$220,000	\$238
518	924 sq ft	Mar 2024	\$209,000	\$226
509	1,100 sq ft	Mar 2024	\$260,000	\$236
307	924 sq ft	Mar 2024	\$235,000	\$254

## Market Information

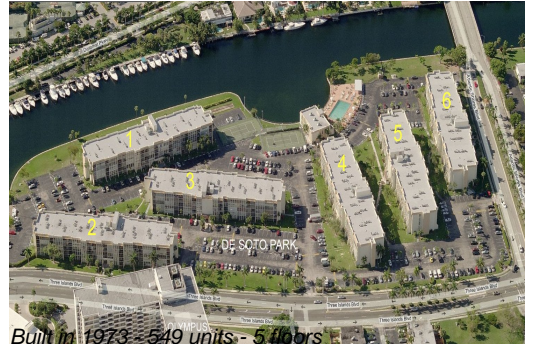


de Soto Park South: \$265/sq. ft.  
 Hallandale Beach: \$321/sq. ft.

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

## Inventory for Sale

de Soto Park South: 3%  
 Hallandale Beach: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

de Soto Park South	40 days
Hallandale Beach	74 days
Broward	70 days