

Unit 1603 - Olympus C

1603 - 2500 Parkview Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11621901
Status:	Active
Size:	950 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Assigned Parking
View:	
List Price:	\$279,900
List PPSF:	\$295
Valuated Price:	\$258,000
Valuated PPSF:	\$272

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:	434
Number of active listings for rent:	11
Number of active listings for sale:	24
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Building Association Information

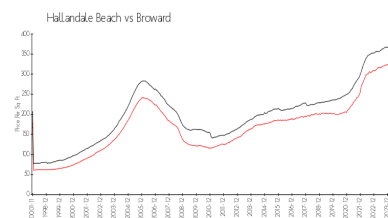
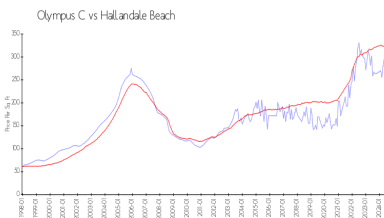
The Olympus Condominiums
Administration Office
954-456-8886

<http://olympuscondo.com/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	950 sq ft	Jul 2024	\$310,000	\$326
412	1,280 sq ft	Jul 2024	\$320,000	\$250
2518	1,280 sq ft	Jun 2024	\$410,000	\$320
1616	1,280 sq ft	Jun 2024	\$395,000	\$309
1011	950 sq ft	May 2024	\$275,000	\$289

Market Information

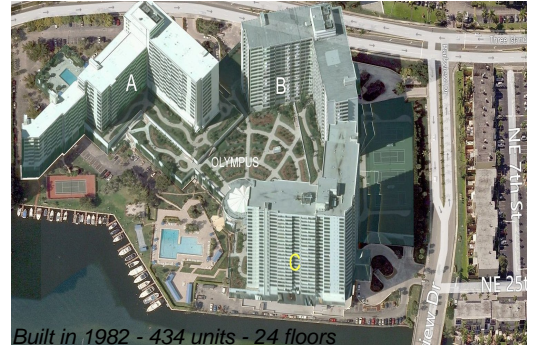


Olympus C: \$260/sq. ft.
Hallandale Beach: \$321/sq. ft.

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Broward: \$349/sq. ft.

Inventory for Sale

Olympus C	6%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Olympus C	88 days
Hallandale Beach	74 days
Broward	70 days