

# Unit 803 - La Mer South

803 - 1904 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11624870
Status:	Active
Size:	1,600 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$925,000
List PPSF:	\$578
Valuated Price:	\$735,000
Valuated PPSF:	\$507

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:	165
Number of active listings for rent:	8
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

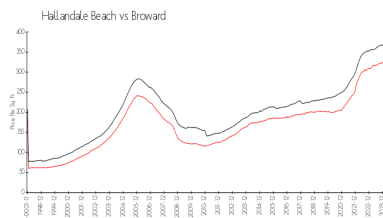
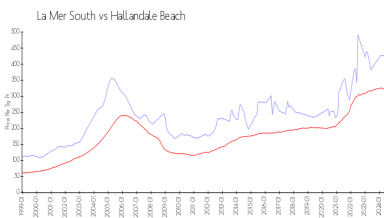
## Building Association Information

La Mer Condominium Association  
(954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1506	1,440 sq ft	Jun 2024	\$530,000	\$368
TS403	1,930 sq ft	Mar 2024	\$745,260	\$386
1201	993 sq ft	Feb 2024	\$420,000	\$423

## Market Information



La Mer South:	\$427/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

La Mer South	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

La Mer South	71 days
Hallandale Beach	74 days



Broward

70 days