

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:	\$885,000
List PPSF:	\$553
Valuated Price:	\$790,000
Valuated PPSF:	\$545

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:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

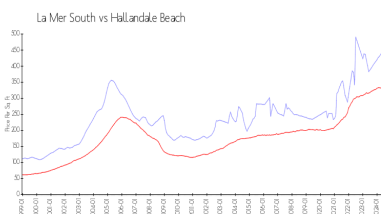
Building Association Information

La Mer Condominium Association
(954) 458-4757

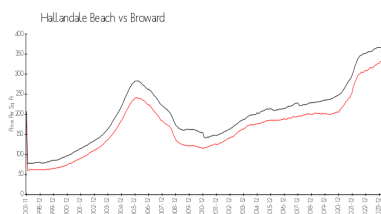
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1907	1,350 sq ft	Aug 2024	\$564,888	\$418
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: \$459/sq. ft.
Hallandale Beach: \$331/sq. ft.



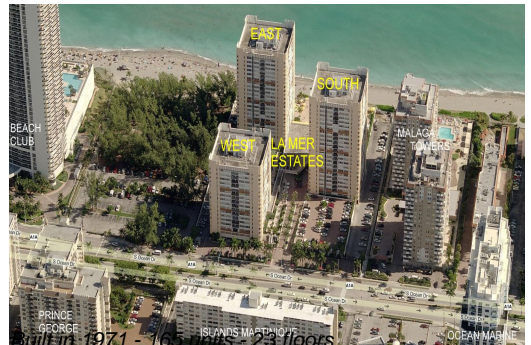
Hallandale Beach: \$331/sq. ft.
Broward: \$346/sq. ft.

Inventory for Sale

La Mer South	4%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

La Mer South	81 days
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Hallandale Beach
Broward

76 days
72 days