

Unit 117 - 2 - de Soto Park South

117 - 2 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11627620
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$224,000
List PPSF:	\$273
Valuated Price:	\$185,000
Valuated PPSF:	\$231

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:	35
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	0

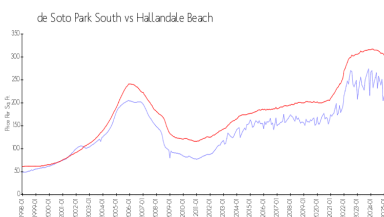
Building Association Information

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

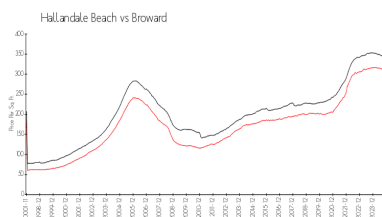
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
518	924 sq ft	Dec 2024	\$200,000	\$216
304	924 sq ft	Nov 2024	\$215,000	\$233
304	924 sq ft	Nov 2024	\$240,000	\$260
202	1,500 sq ft	Nov 2024	\$331,500	\$221
204	924 sq ft	Oct 2024	\$195,000	\$211
209	1,020 sq ft	Oct 2024	\$248,900	\$244
105	820 sq ft	Oct 2024	\$199,000	\$243
405	820 sq ft	Oct 2024	\$210,000	\$256
220	1,210 sq ft	Oct 2024	\$265,000	\$219
503	940 sq ft	Oct 2024	\$210,000	\$223
415	800 sq ft	Oct 2024	\$190,000	\$238

Market Information



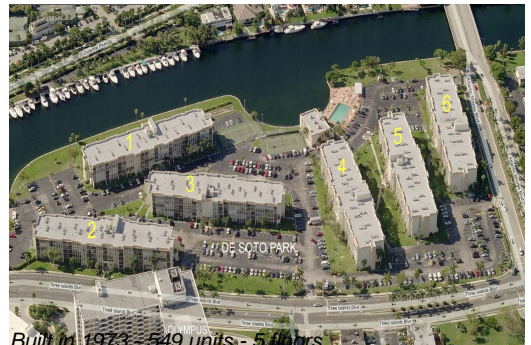
de Soto Park South: \$231/sq. ft.
Hallandale Beach: \$303/sq. ft.



Hallandale Beach: \$303/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

de Soto Park South	6%
Hallandale Beach	7%



Broward	5%
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Avg. Time to Close Over Last 12 Months

de Soto Park South	60 days
Hallandale Beach	89 days
Broward	83 days