

# Unit 307 - Isle of Paradise F

307 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11628397
Status:	Closed
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$175,000
List PPSF:	\$250
Valuated Price:	\$174,000
Valuated PPSF:	\$249

*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:	36
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	13%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

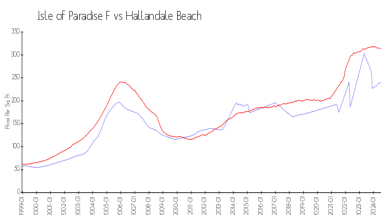
## Building Association Information

Isle Of Paradise B Inc  
Monticell  
450 Paradise Isle Boulevard  
Hallandale Beach, FL 33009-5896  
(954) 458-8498  
Isle of Paradise C Inc  
460 Paradise Isle Blvd  
Hallandale Beach, FL 33009  
(954) 456-6084

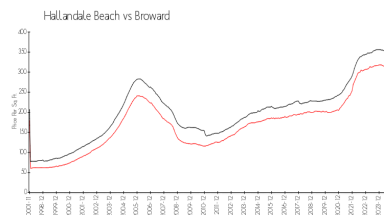
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	700 sq ft	Dec 2024	\$165,000	\$236
404	1,050 sq ft	Aug 2024	\$250,000	\$238
204	1,050 sq ft	Jun 2024	\$265,000	\$252
302	700 sq ft	May 2024	\$199,000	\$284
109	1,050 sq ft	Feb 2024	\$260,000	\$248

## Market Information



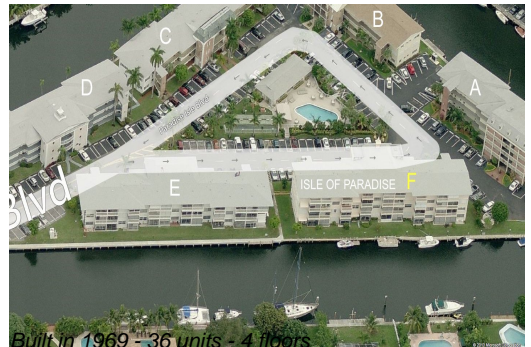
Isle of Paradise F: \$247/sq. ft.  
Hallandale Beach: \$307/sq. ft.



Hallandale Beach: \$307/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Isle of Paradise F	14%
Hallandale Beach	6%



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

Isle of Paradise F	56 days
Hallandale Beach	81 days
Broward	77 days