

Unit 307 - Isle of Paradise F

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

Unit Information

MLS Number: A11628397
 Status: Active Under Contract
 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: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

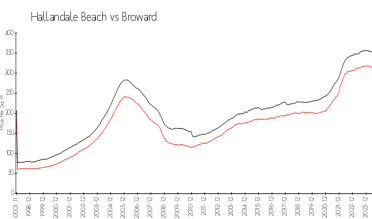
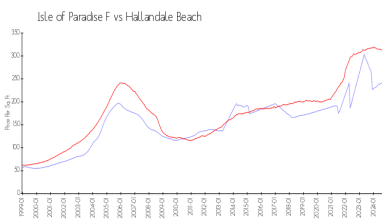
Building Association Information

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
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%



Avg. Time to Close Over Last 12 Months

Isle of Paradise F	44 days
Hallandale Beach	80 days
Broward	76 days