

# Unit 212-B - Paradise Villas A & B

212-B - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11628994  
 Status: Pending  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$2  
 Valuated Price: \$260,000  
 Valuated PPSF: \$217

*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

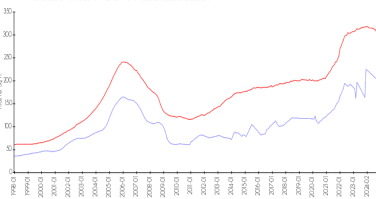
Number of units: 132  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

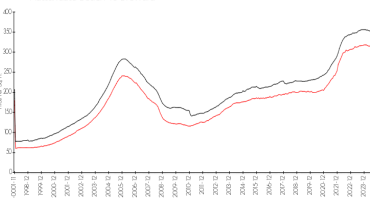
Paradise Villas Condo Association  
 400 Layne Boulevard  
 Hallandale, FL 33009  
 (954) 456-7205

## Market Information

Paradise Villas A & B vs Hallandale Beach



Hallandale Beach vs Broward



Paradise Villas A & B:	\$202/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Paradise Villas A & B: 2%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Paradise Villas A & B: 35 days  
 Hallandale Beach: 83 days  
 Broward: 77 days

