

# Unit B-2 - Golden Sails

B-2 - 111 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11635112  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Covered Parking, Guest Parking, Parking-Under Building  
 View:  
 List Price: \$300,000  
 List PPSF: \$240  
 Valuated Price: \$300,000  
 Valuated PPSF: \$240

*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: 72  
 Number of active listings for rent: 1  
 Number of active listings for sale: 7  
 Building inventory for sale: 9%  
 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

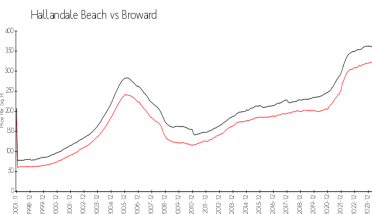
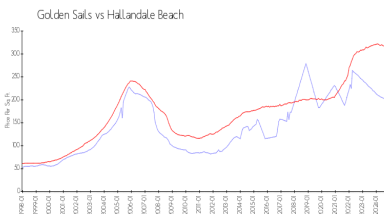
## Building Association Information

Golden Sails Condominium Association  
 (954) 458-3868

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F4	825 sq ft	Aug 2024	\$198,000	\$240
12e	950 sq ft	Jun 2024	\$230,000	\$242
E3	825 sq ft	Apr 2024	\$16,700	\$20
C2	1,250 sq ft	Mar 2024	\$269,000	\$215
E9	825 sq ft	Mar 2024	\$165,000	\$200

## Market Information



Golden Sails: \$201/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Golden Sails: 10%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Golden Sails: 38 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

