# Unit 2-507 - Oceanview Park (North & South)

2-507 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009



## Unit Information

| | |
|---|---|
| MLS Number: | A11641145 |
| Status: | Active |
| Size: | 1,130 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | $310,000 |
| List PPSF: | $274 |
| Valuated Price: | $261,000 |
| 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.*



*Built in 1977 - 591 units - 10 floors*

## Building Information

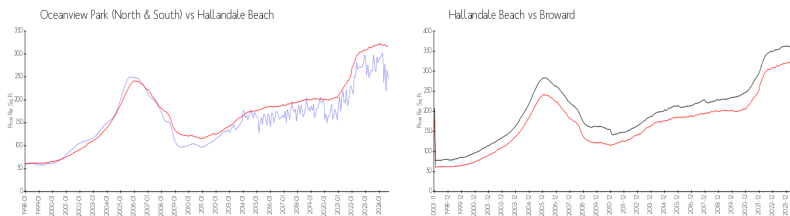| | |
|---|---|
| Number of units: | 591 |
| Number of active listings for rent: | 10 |
| Number of active listings for sale: | 38 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 30 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 6 |

## Building Association Information

Oceanview Park Condominium Association
1000 Parkview Dr Apt 607
Hallandale Beach, FL 33009
(954) 454-8401

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 804 | 1,075 sq ft | Nov 2024 | $205,000 | $191 |
| 126 | 915 sq ft | Oct 2024 | $180,000 | $197 |
| 224 | 1,075 sq ft | Sep 2024 | $230,000 | $214 |
| 406 | 915 sq ft | Sep 2024 | $230,000 | $251 |
| 819 | 1,130 sq ft | Sep 2024 | $295,000 | $261 |

## Market Information



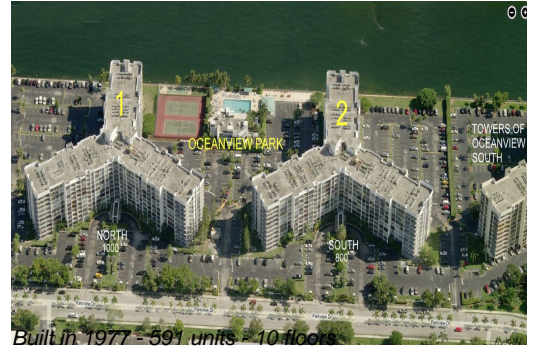| | | | | |
|---|---|---|---|---|
| Oceanview Park (North & South): | $245/sq. ft. | | Hallandale Beach: | $315/sq. ft. |
| Hallandale Beach: | $315/sq. ft. | | Broward: | $339/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Oceanview Park (North & South) | 6% |
| Hallandale Beach | 5% |
| Broward | 4% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Oceanview Park (North & South) | 82 days |

| | |
|---|---|
| Hallandale Beach | 80 days |
| Broward | 74 days |