

Unit 316 - 4 - de Soto Park South

316 - 4 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11648212
 Status: Active
 Size: 820 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$225,000
 List PPSF: \$274
 Valuated Price: \$169,000
 Valuated PPSF: \$211

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: 549
 Number of active listings for rent: 13
 Number of active listings for sale: 28
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 4

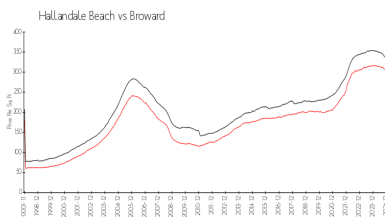
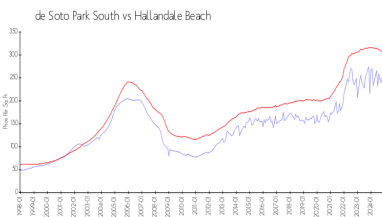
Building Association Information

de Soto Park South
 751 Three Islands Blvd Hallandale 33009
 (954) 454-0570

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
518	924 sq ft	Dec 2024	\$200,000	\$216
304	924 sq ft	Nov 2024	\$215,000	\$233
304	924 sq ft	Nov 2024	\$240,000	\$260
202	1,500 sq ft	Nov 2024	\$331,500	\$221
204	924 sq ft	Oct 2024	\$195,000	\$211
209	1,020 sq ft	Oct 2024	\$248,900	\$244
105	820 sq ft	Oct 2024	\$199,000	\$243
405	820 sq ft	Oct 2024	\$210,000	\$256
220	1,210 sq ft	Oct 2024	\$265,000	\$219
503	940 sq ft	Oct 2024	\$210,000	\$223
415	800 sq ft	Oct 2024	\$190,000	\$238

Market Information



de Soto Park South: \$207/sq. ft.
 Hallandale Beach: \$307/sq. ft.

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

Inventory for Sale

de Soto Park South: 5%
 Hallandale Beach: 6%



Broward

5%

Avg. Time to Close Over Last 12 Months

de Soto Park South

50 days

Hallandale Beach

83 days

Broward

78 days