

# Unit 812 - Ocean View Towers

812 - 401 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11669216  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$359,000  
 List PPSF: \$276  
 Valuated Price: \$353,000  
 Valuated PPSF: \$272

*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: 161  
 Number of active listings for rent: 7  
 Number of active listings for sale: 12  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

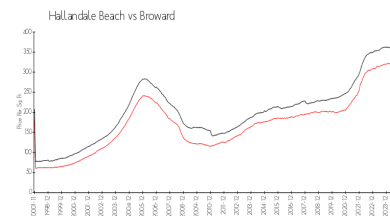
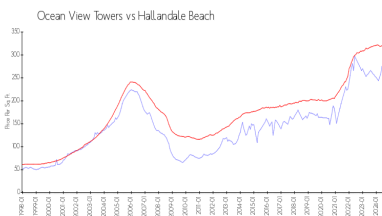
## Building Association Information

Ocean View Towers Condominium Association  
 (954) 457-7747

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	925 sq ft	Aug 2024	\$290,000	\$314
605	1,300 sq ft	Aug 2024	\$365,000	\$281
409	1,300 sq ft	Jun 2024	\$370,000	\$285
207	925 sq ft	Apr 2024	\$290,000	\$314
1111	925 sq ft	Apr 2024	\$305,000	\$330

## Market Information



Ocean View Towers: \$252/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Ocean View Towers: 7%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Ocean View Towers: 74 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

