

# Unit 5CN - Eldorado Plaza West (North & South)

5CN - 180 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11669898
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$244,900
List PPSF:	\$229
Valuated Price:	\$247,000
Valuated PPSF:	\$238

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

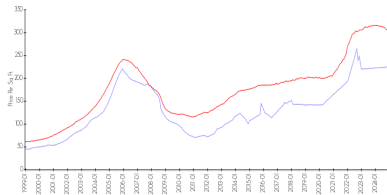
Number of units:	85
Number of active listings for rent:	2
Number of active listings for sale:	6
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Recent Sales

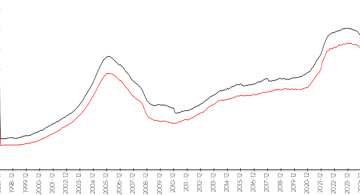
Unit #	Size	Closing Date	Sale Price	PPSF
3E	1,085 sq ft	Aug 2024	\$240,000	\$221
5B	1,070 sq ft	Mar 2024	\$300,000	\$280

## Market Information

Eldorado Plaza West (North & South) vs Hallandale Beach



Hallandale Beach vs Broward



Eldorado Plaza West (North & South):	\$227/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Eldorado Plaza West (North & South)	7%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Eldorado Plaza West (North & South)	92 days
Hallandale Beach	83 days
Broward	78 days

