

# Unit PH4 - La Mer East

PH4 - 1890 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11675223  
 Status: Active Under Contract  
 Size: 1,920 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Deeded Parking

View:  
 List Price: \$988,000  
 List PPSF: \$515  
 Valuated Price: \$1,103,000  
 Valuated PPSF: \$552

*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: 168  
 Number of active listings for rent: 4  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 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: 1

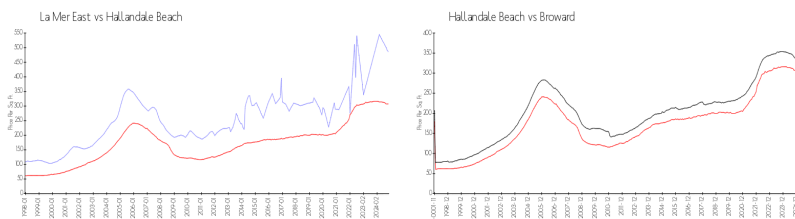
## Building Association Information

La Mer Condominium Association  
 (954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH3	1,930 sq ft	Nov 2024	\$700,000	\$363
301	960 sq ft	Apr 2024	\$412,500	\$430

## Market Information



La Mer East:	\$489/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

La Mer East: 1%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

La Mer East: 21 days  
 Hallandale Beach: 84 days  
 Broward: 78 days

