

# Unit 414 - Olympus B

414 - 600 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11679498  
 Status: Pending  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available, Assigned Parking, Covered Parking  
 View:  
 List Price: \$244,900  
 List PPSF: \$245  
 Valuated Price: \$223,000  
 Valuated PPSF: \$196

*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: 370  
 Number of active listings for rent: 8  
 Number of active listings for sale: 29  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

The Olympus Condominiums  
 Administration Office  
 954-456-8886

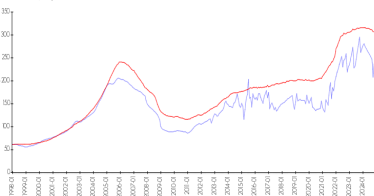
<http://olympuscondo.com/home.asp>

## Recent Sales

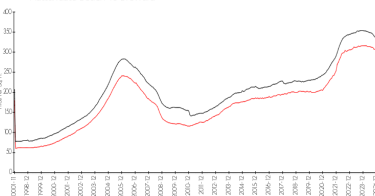
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 521    | 1,400 sq ft | Jan 2025     | \$420,000  | \$300 |
| 1621   | 1,400 sq ft | Dec 2024     | \$335,000  | \$239 |
| 813    | 1,140 sq ft | Nov 2024     | \$260,000  | \$228 |
| 1708   | 1,400 sq ft | Oct 2024     | \$319,500  | \$228 |
| 1805   | 1,400 sq ft | Sep 2024     | \$350,000  | \$250 |

## Market Information

Olympus B vs Hallandale Beach



Hallandale Beach vs Broward



Olympus B: \$212/sq. ft.      Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Olympus B: 8%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Olympus B  
Hallandale Beach  
Broward

98 days  
83 days  
78 days