

# Unit 508 - La Mer South

508 - 1904 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11681308  
 Status: Active  
 Size: 1,440 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$675,000  
 List PPSF: \$469  
 Valuated Price: \$530,000  
 Valuated PPSF: \$375

*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: 165  
 Number of active listings for rent: 8  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

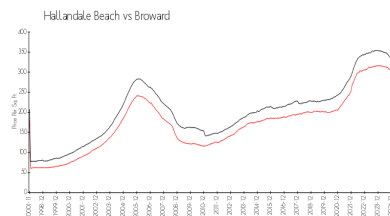
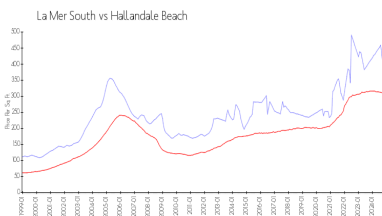
## Building Association Information

La Mer Condominium Association  
 (954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,440 sq ft	Oct 2024	\$600,000	\$417
1907	1,350 sq ft	Aug 2024	\$564,888	\$418
1506	1,440 sq ft	Jun 2024	\$530,000	\$368
TS403	1,930 sq ft	Mar 2024	\$745,260	\$386
1201	993 sq ft	Feb 2024	\$420,000	\$423

## Market Information



La Mer South: \$462/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

La Mer South: 2%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

La Mer South: 83 days  
 Hallandale Beach: 83 days  
 Broward: 78 days

