

# Unit 2-307 - Oceanview Park (North & South)

2-307 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11682464
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$295,900
List PPSF:	\$262
Valuated Price:	\$256,000
Valuated PPSF:	\$227

*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:	591
Number of active listings for rent:	10
Number of active listings for sale:	42
Building inventory for sale:	7%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	5

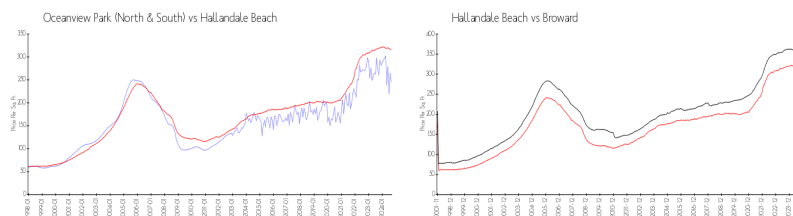
## Building Association Information

Oceanview Park Condominium Association  
1000 Parkview Dr Apt 607  
Hallandale Beach, FL 33009  
(954) 454-8401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
824	1,075 sq ft	Nov 2024	\$260,000	\$242
804	1,075 sq ft	Nov 2024	\$205,000	\$191
126	915 sq ft	Oct 2024	\$180,000	\$197
224	1,075 sq ft	Sep 2024	\$230,000	\$214
406	915 sq ft	Sep 2024	\$230,000	\$251
819	1,130 sq ft	Sep 2024	\$295,000	\$261

## Market Information

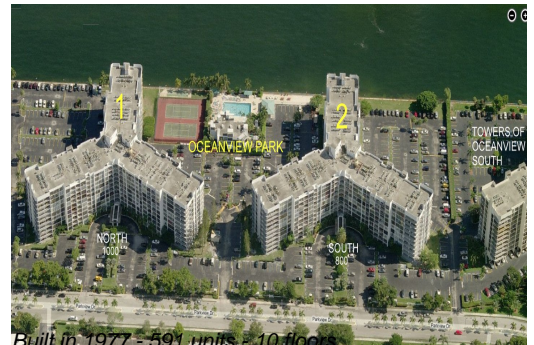


Oceanview Park (North & South):	\$245/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Oceanview Park (North & South)	7%
Hallandale Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Oceanview Park (North & South)	85 days
Hallandale Beach	80 days
Broward	75 days