

# Unit 304 - Parker Tower

304 - 3140 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11683917
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$929,000
List PPSF:	\$619
Valuated Price:	\$862,000
Valuated PPSF:	\$575

*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:	276
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

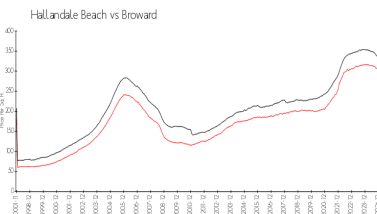
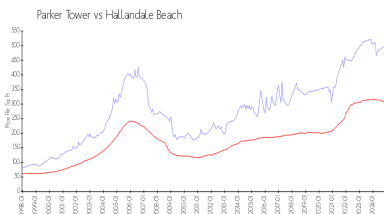
## Building Association Information

Parker Tower Condominium Association  
954-454-4366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2002	836 sq ft	Dec 2024	\$415,000	\$496
501	920 sq ft	Jun 2024	\$305,000	\$332
611	1,100 sq ft	Jun 2024	\$500,000	\$455
208	850 sq ft	Apr 2024	\$257,000	\$302
2110	1,222 sq ft	Apr 2024	\$650,000	\$532

## Market Information



Parker Tower:	\$503/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Parker Tower	4%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Parker Tower	94 days
Hallandale Beach	83 days
Broward	78 days

