

# Unit 109 - Chelsea Bayview

109 - 1913 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11684124  
 Status: Active  
 Size: 945 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$269,990  
 List PPSF: \$286  
 Valuated Price: \$279,000  
 Valuated PPSF: \$310

*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: 154  
 Number of active listings for rent: 2  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

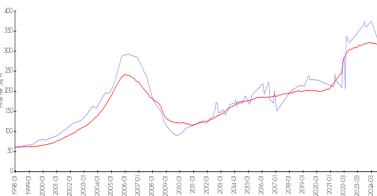
CHELSEA BAYVIEW CONDOMINIUM  
 ASSOCIATION  
 (954) 456-0061

## Recent Sales

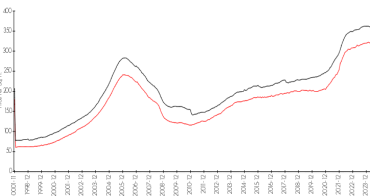
| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 121    | 700 sq ft | Mar 2024     | \$249,500  | \$356 |

## Market Information

Chelsea Bayview vs Hallandale Beach



Hallandale Beach vs Broward



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Chelsea Bayview:  | \$325/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach: | \$315/sq. ft. | Broward:          | \$339/sq. ft. |

## Inventory for Sale

Chelsea Bayview: 6%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Chelsea Bayview: 108 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

