

# Unit 2303 - Parker Tower

2303 - 3140 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11686156  
 Status: Active  
 Size: 570 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$355,000  
 List PPSF: \$623  
 Valuated Price: \$283,000  
 Valuated PPSF: \$496

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

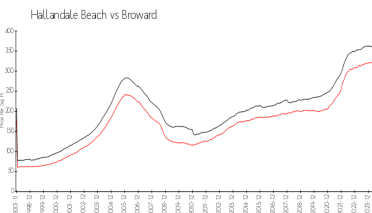
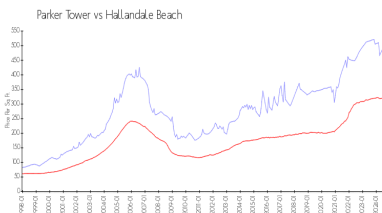
## Building Association Information

Parker Tower Condominium  
 Association  
 954-454-4366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2402	836 sq ft	Mar 2024	\$440,000	\$526

## Market Information



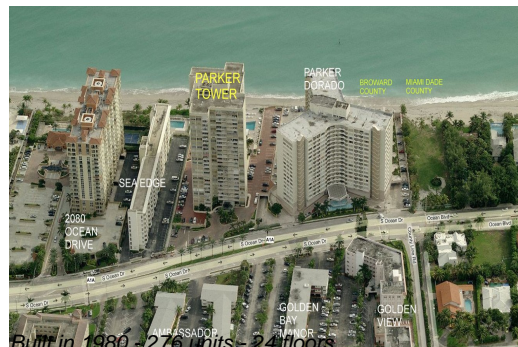
Parker Tower:	\$487/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Parker Tower: 1%  
 Hallandale Beach: 6%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Parker Tower: 101 days  
 Hallandale Beach: 80 days



Broward

75 days