

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: 1
 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

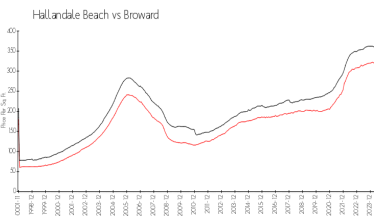
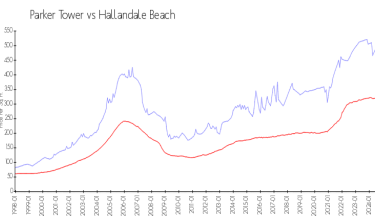
Building Association Information

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