

# Unit 308 - Isle of Paradise D

308 - 470 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11691894  
 Status: Active  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$220,000  
 List PPSF: \$314  
 Valuated Price: \$218,000  
 Valuated PPSF: \$311

*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: 30  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

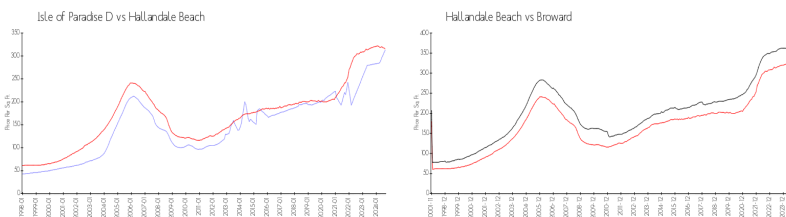
## Building Association Information

Isle of Paradise C Inc  
 460 Paradise Isle Blvd  
 Hallandale Beach, FL 33009  
 (954) 456-6084

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 206    | 700 sq ft | Apr 2024     | \$197,000  | \$281 |

## Market Information



|                     |               |                   |               |
|---------------------|---------------|-------------------|---------------|
| Isle of Paradise D: | \$313/sq. ft. | Hallandale Beach: | \$315/sq. ft. |
| Hallandale Beach:   | \$315/sq. ft. | Broward:          | \$339/sq. ft. |

## Inventory for Sale

Isle of Paradise D: 3%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Isle of Paradise D: 46 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

