

# Unit 411 - 4 - de Soto Park South

411 - 4 - 2000 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11693950  
 Status: Active  
 Size: 924 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Street Parking  
 View:  
 List Price: \$239,000  
 List PPSF: \$259  
 Valuated Price: \$227,000  
 Valuated PPSF: \$241

*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: 549  
 Number of active listings for rent: 13  
 Number of active listings for sale: 26  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 10

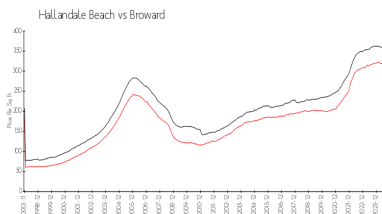
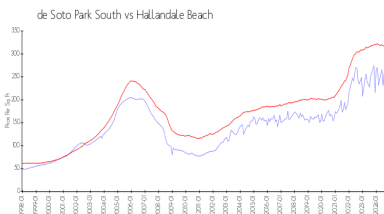
## Building Association Information

de Soto Park South  
 751 Three Isklands Blvd Hallandale 33009  
 (954) 454-0570

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	924 sq ft	Nov 2024	\$240,000	\$260
202	1,500 sq ft	Nov 2024	\$331,500	\$221
204	924 sq ft	Oct 2024	\$195,000	\$211
209	1,020 sq ft	Oct 2024	\$248,900	\$244
105	820 sq ft	Oct 2024	\$199,000	\$243
405	820 sq ft	Oct 2024	\$210,000	\$256
220	1,210 sq ft	Oct 2024	\$265,000	\$219
503	940 sq ft	Oct 2024	\$210,000	\$223
415	800 sq ft	Oct 2024	\$190,000	\$238

## Market Information

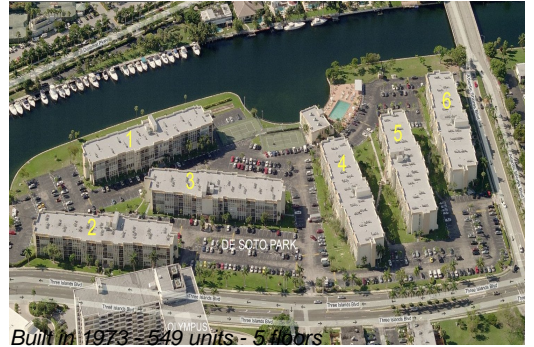


de Soto Park South: \$234/sq. ft.  
 Hallandale Beach: \$315/sq. ft.

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

## Inventory for Sale

de Soto Park South: 5%  
 Hallandale Beach: 5%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

de Soto Park South	43 days
Hallandale Beach	80 days
Broward	74 days