

# Unit 708 - Clifton

708 - 3161 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11696325  
 Status: Active  
 Size: 1,092 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$288,000  
 List PPSF: \$264  
 Valuated Price: \$293,000  
 Valuated PPSF: \$264

*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: 140  
 Number of active listings for rent: 2  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 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

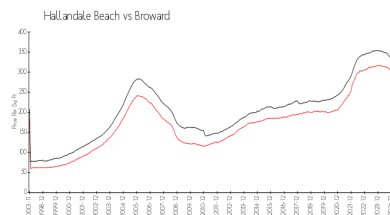
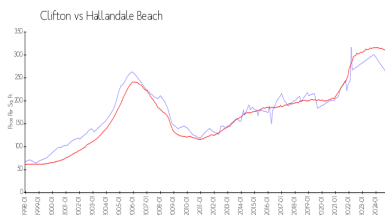
## Building Association Information

Clifton Condominium Assn  
 (954) 454-4311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,150 sq ft	Feb 2024	\$330,000	\$287
1608	1,092 sq ft	Feb 2024	\$354,000	\$324

## Market Information



Clifton:	\$259/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Clifton: 6%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Clifton: 57 days  
 Hallandale Beach: 84 days  
 Broward: 78 days

