

# Unit 318-B - Paradise Villas A & B

318-B - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11802589  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Additional Spaces Available,Assigned Parking,Deeded Parking

View:  
 List Price: \$264,900  
 List PPSF: \$221  
 Valuated Price: \$235,000  
 Valuated PPSF: \$196  
*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: 132  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

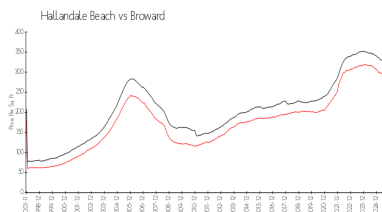
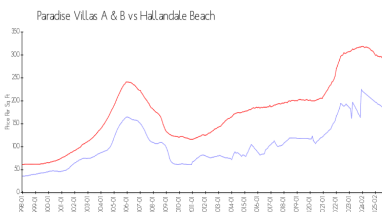
Paradise Villas Condo Association  
 400 Layne Boulevard  
 Hallandale, FL 33009  
 (954) 456-7205

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
319-A	1,200 sq ft	Jul 2025	\$225,000	\$188
314-B	1,200 sq ft	May 2025	\$189,000	\$158
116-B	1,200 sq ft	Apr 2025	\$246,000	\$205

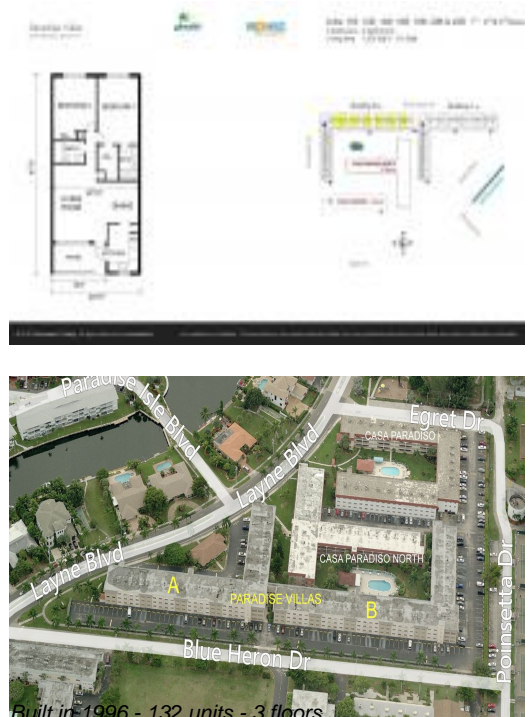
## Market Information



Paradise Villas A & B:	\$181/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Paradise Villas A & B	8%
Hallandale Beach	5%
Broward	4%



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

Paradise Villas A & B	90 days
Hallandale Beach	102 days
Broward	88 days