

# Unit 523 - Parker Plaza

523 - 2030 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11896824    |
| Status:         | Active       |
| Size:           | 1,248 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$489,889    |
| List PPSF:      | \$393        |
| Valuated Price: | \$461,000    |
| Valuated PPSF:  | \$369        |

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:                         | 518 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 31  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

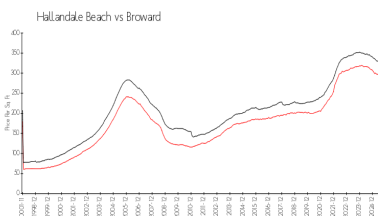
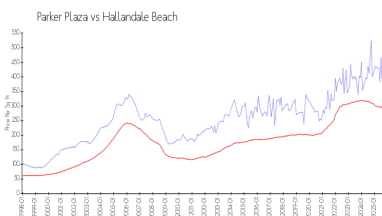
Condominium Association of Parker Plaza Estates, Inc.  
954-458-5111 & (954) 457-9609

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 506    | 1,312 sq ft | Dec 2025     | \$400,000  | \$305 |
| 502    | 736 sq ft   | Dec 2025     | \$240,000  | \$326 |
| 1004   | 1,248 sq ft | Aug 2025     | \$377,000  | \$302 |
| 1518   | 1,248 sq ft | Aug 2025     | \$560,000  | \$449 |
| 311    | 736 sq ft   | Aug 2025     | \$260,000  | \$353 |

## Market Information



Parker Plaza: \$396/sq. ft.  
Hallandale Beach: \$293/sq. ft.

Hallandale Beach: \$293/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Parker Plaza     | 6% |
| Hallandale Beach | 5% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months

|              |          |
|--------------|----------|
| Parker Plaza | 128 days |
|--------------|----------|



Hallandale Beach  
Broward

102 days  
88 days