

Unit 304 - Ocean View Towers

304 - 401 Golden Isles Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11897014
Status:	Active
Size:	1,500 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$329,999
List PPSF:	\$220
Valuated Price:	\$253,000
Valuated PPSF:	\$169

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:	161
Number of active listings for rent:	7
Number of active listings for sale:	12
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

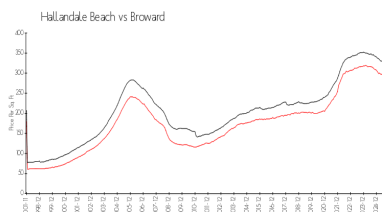
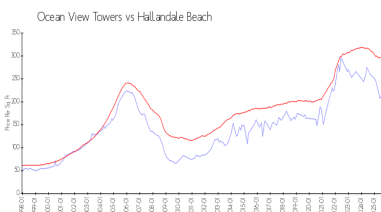
Ocean View Towers Condominium Association
(954) 457-7747

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1114	1,200 sq ft	Jun 2025	\$255,000	\$213
503	1,200 sq ft	Feb 2025	\$285,000	\$238
802	1,250 sq ft	Dec 2024	\$363,000	\$290
1106	925 sq ft	Dec 2024	\$270,000	\$292

Market Information



Ocean View Towers: \$217/sq. ft.
Hallandale Beach: \$293/sq. ft.

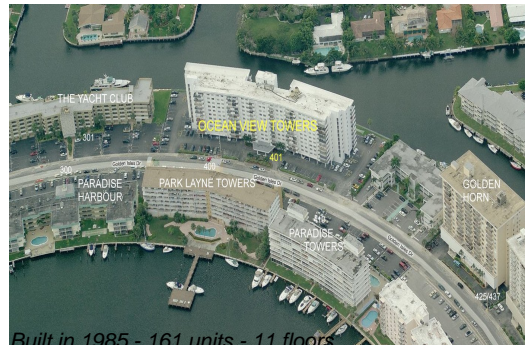
Hallandale Beach: \$293/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Ocean View Towers	7%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean View Towers	96 days
Hallandale Beach	102 days



Broward

88 days