

# Unit 106 - Isle of Paradise F

106 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11903902  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Street Parking

View:  
 List Price: \$285,000  
 List PPSF: \$271  
 Valuated Price: \$225,000  
 Valuated PPSF: \$214

*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: 36  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 11%  
 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

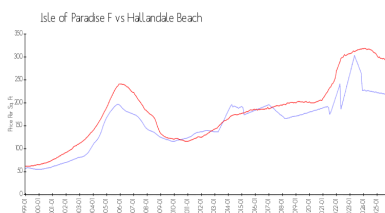
Isle Of Paradise B Inc  
 Monticell  
 450 Paradise Isle Boulevard  
 Hallandale Beach, FL 33009-5896  
 (954) 458-8498  
 Isle of Paradise C Inc  
 460 Paradise Isle Blvd  
 Hallandale Beach, FL 33009  
 (954) 456-6084

<https://>

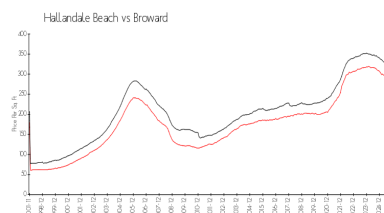
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,050 sq ft	Jul 2025	\$230,000	\$219
407	700 sq ft	May 2025	\$140,000	\$200
307	700 sq ft	Dec 2024	\$165,000	\$236

## Market Information



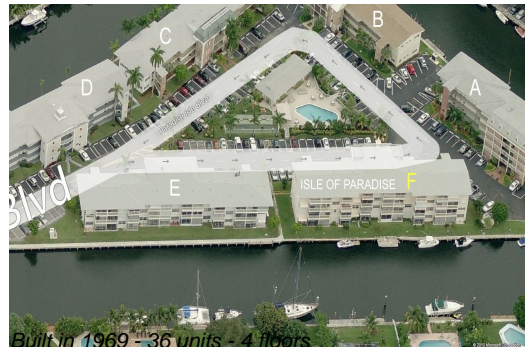
Isle of Paradise F: \$217/sq. ft.  
 Hallandale Beach: \$293/sq. ft.



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

## Inventory for Sale

Isle of Paradise F 11%



Hallandale Beach	5%
Broward	4%

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

Isle of Paradise F	89 days
Hallandale Beach	102 days
Broward	88 days