

# Unit 1011 - Parker Tower

1011 - 3140 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11904683             |
| Status:         | Active                |
| Size:           | 1,100 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Other Parking |
| View:           |                       |
| List Price:     | \$589,000             |
| List PPSF:      | \$535                 |
| Valuated Price: | \$430,000             |
| Valuated PPSF:  | \$391                 |

*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:                         | 276 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

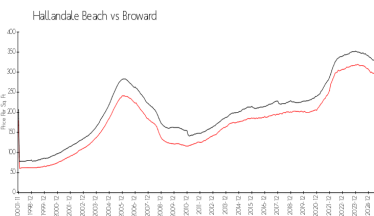
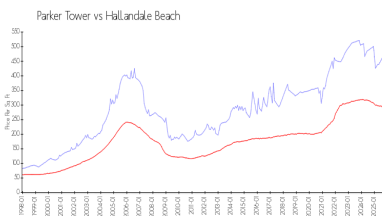
Parker Tower Condominium  
Association  
954-454-4366

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1902   | 836 sq ft   | Dec 2025     | \$310,000  | \$371 |
| 1508   | 850 sq ft   | Dec 2025     | \$290,000  | \$341 |
| 404    | 1,500 sq ft | May 2025     | \$760,000  | \$507 |
| 501    | 920 sq ft   | Mar 2025     | \$335,000  | \$364 |
| 2002   | 836 sq ft   | Jan 2025     | \$415,000  | \$496 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Parker Tower:     | \$480/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Parker Tower     | 3% |
| Hallandale Beach | 5% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months



|                  |          |
|------------------|----------|
| Parker Tower     | 91 days  |
| Hallandale Beach | 102 days |
| Broward          | 88 days  |