

Unit 313-A - Paradise Villas A & B

313-A - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11920767
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$270,000
List PPSF:	\$225
Valuated Price:	\$215,000
Valuated PPSF:	\$179

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

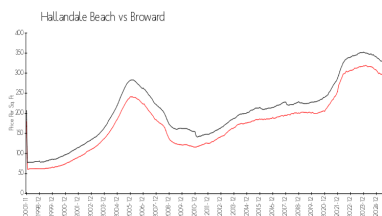
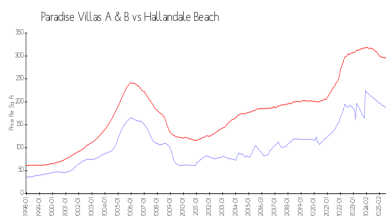
Paradise Villas Condo Association
400 Layne Boulevard
Hallandale, FL 33009
(954) 456-7205

<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

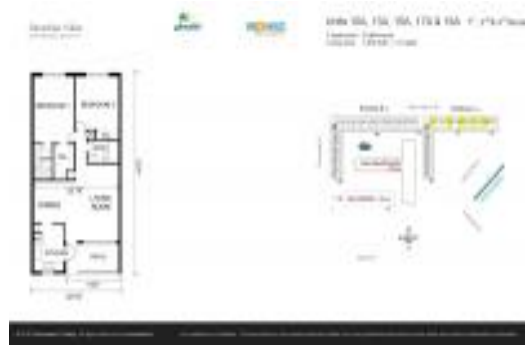


Paradise Villas A & B:	\$181/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

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
Hallandale Beach
Broward

90 days
102 days
88 days