

# Unit 12K - Prince George

12K - 1865 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10418028         |
| Status:         | Temp Off Market   |
| Size:           | 1,300 Sq ft.      |
| Bedrooms:       | 1                 |
| Full Bathrooms: | 2                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | 1 Space           |
| View:           | Intracoastal View |
| List Price:     | \$379,000         |
| List PPSF:      | \$292             |
| Valuated Price: | \$324,000         |
| Valuated PPSF:  | \$249             |

*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:                         | 249 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

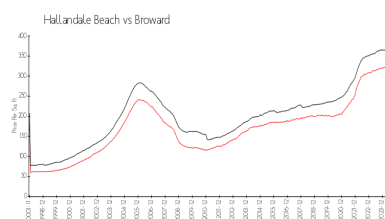
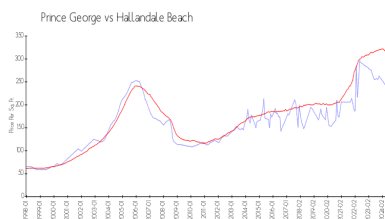
## Building Association Information

Prince George Condominium  
Association Inc  
(954) 454-5554

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 15 F   | 1,710 sq ft | Sep 2024     | \$300,000  | \$175 |
| 14B    | 1,300 sq ft | May 2024     | \$270,000  | \$208 |
| 11j    | 1,300 sq ft | Apr 2024     | \$250,000  | \$192 |
| 10C    | 1,300 sq ft | Feb 2024     | \$270,000  | \$208 |
| 16N    | 1,300 sq ft | Nov 2023     | \$360,000  | \$277 |

## Market Information



Prince George: \$238/sq. ft.  
Hallandale Beach: \$315/sq. ft.

Hallandale Beach: \$315/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Prince George    | 10% |
| Hallandale Beach | 5%  |
| Broward          | 4%  |

## Avg. Time to Close Over Last 12 Months

|                  |          |
|------------------|----------|
| Prince George    | 128 days |
| Hallandale Beach | 77 days  |
| Broward          | 72 days  |

