

# Unit 12K - Prince George

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

## Unit Information

MLS Number:	F10418028
Status:	Active
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:	\$316,000
Valuated PPSF:	\$243

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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

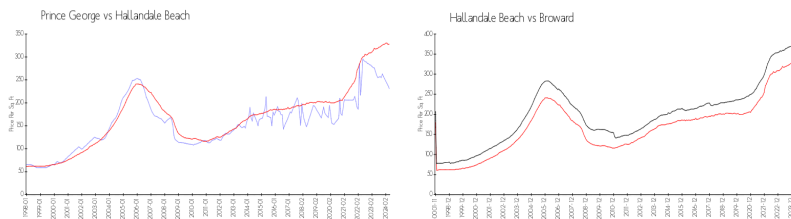
## Building Association Information

Prince George Condominium  
 Association Inc  
 (954) 454-5554

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
9E	1,710 sq ft	Oct 2023	\$400,000	\$234

## Market Information



Prince George:	\$231/sq. ft.	Hallandale Beach:	\$328/sq. ft.
Hallandale Beach:	\$328/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Prince George	8%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Prince George  
Hallandale Beach  
Broward

86 days  
76 days  
69 days