

Unit 407 - Isle of Paradise F

407 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10433612
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Canal
List Price:	\$199,000
List PPSF:	\$284
Valuated Price:	\$177,000
Valuated PPSF:	\$253

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:	2
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

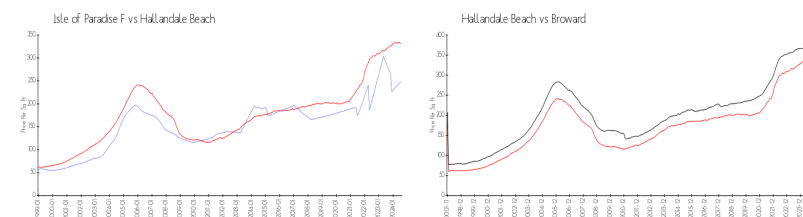
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,050 sq ft	Aug 2024	\$250,000	\$238
204	1,050 sq ft	Jun 2024	\$265,000	\$252
302	700 sq ft	May 2024	\$199,000	\$284
109	1,050 sq ft	Feb 2024	\$260,000	\$248
101	1,050 sq ft	Dec 2023	\$235,000	\$224

Market Information



Isle of Paradise F:	\$248/sq. ft.	Hallandale Beach:	\$331/sq. ft.
Hallandale Beach:	\$331/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale



Isle of Paradise F	6%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Isle of Paradise F	66 days
Hallandale Beach	76 days
Broward	72 days