

# Unit 306 - La Mer west

306 - 1880 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	F10436887
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Ocean View,Direct Ocean
List Price:	\$525,000
List PPSF:	\$365
Valuated Price:	\$562,000
Valuated PPSF:	\$397

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:	110
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

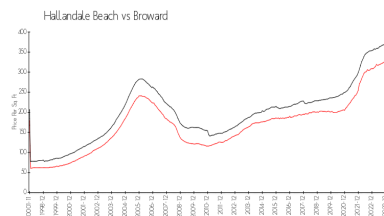
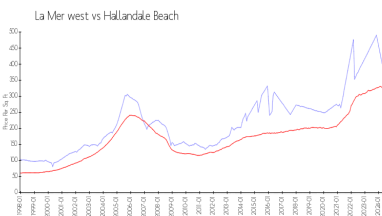
## Building Association Information

La Mer Condominium Association  
(954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS305	1,350 sq ft	Nov 2023	\$640,000	\$474
504	1,440 sq ft	Aug 2023	\$640,000	\$444
TS602	1,600 sq ft	Jul 2023	\$650,000	\$406

## Market Information



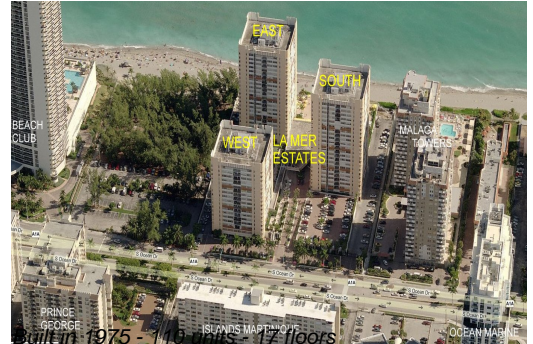
La Mer west:	\$384/sq. ft.	Hallandale Beach:	\$328/sq. ft.
Hallandale Beach:	\$328/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

La Mer west	6%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

La Mer west	147 days
Hallandale Beach	76 days



Broward

69 days