

# Unit 2405 - Olympus C

2405 - 2500 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10438283  
 Status: Active  
 Size: 1,280 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Intracoastal View, Ocean View  
 List Price: \$409,028  
 List PPSF: \$320  
 Valuated Price: \$426,000  
 Valuated PPSF: \$333

*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: 434  
 Number of active listings for rent: 11  
 Number of active listings for sale: 25  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 7

## Building Association Information

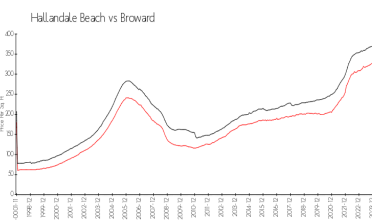
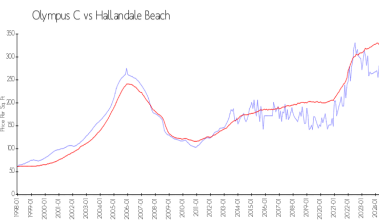
The Olympus Condominiums  
 Administration Office  
 954-456-8886

<http://olympuscondo.com/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2518	1,280 sq ft	Jun 2024	\$410,000	\$320
1616	1,280 sq ft	Jun 2024	\$395,000	\$309
1011	950 sq ft	May 2024	\$275,000	\$289
1610	950 sq ft	Apr 2024	\$280,000	\$295
1112	1,580 sq ft	Apr 2024	\$490,000	\$310
820	1,280 sq ft	Apr 2024	\$282,500	\$221
2320	1,280 sq ft	Apr 2024	\$370,000	\$289

## Market Information

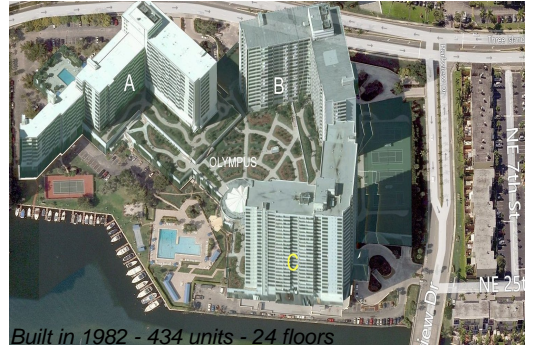


Olympus C: \$295/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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

## Inventory for Sale

Olympus C 6%



Hallandale Beach	4%
Broward	4%

**Avg. Time to Close Over Last 12 Months**

Olympus C	105 days
Hallandale Beach	76 days
Broward	69 days