

Unit 2405 - Olympus C

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

Unit Information

MLS Number:	F10438283
Status:	Pending
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View,Ocean View
List Price:	\$348,000
List PPSF:	\$272
Valuated Price:	\$365,000
Valuated PPSF:	\$285

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:	29
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

Building Association Information

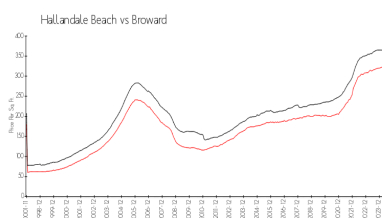
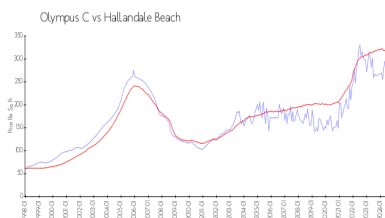
The Olympus Condominiums
Administration Office
954-456-8886

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	950 sq ft	Jul 2024	\$310,000	\$326
412	1,280 sq ft	Jul 2024	\$320,000	\$250
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

Market Information

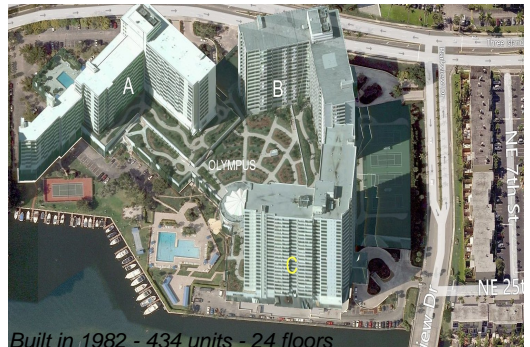


Olympus C:	\$253/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Olympus C	7%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Olympus C
Hallandale Beach
Broward

92 days
77 days
72 days