

# Unit 309 - Isle of Paradise B

309 - 450 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10445344  
 Status: Active  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Deeded Parking  
 View: Canal, Water View  
 List Price: \$205,000  
 List PPSF: \$293  
 Valuated Price: \$176,000  
 Valuated PPSF: \$251

*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: 29  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

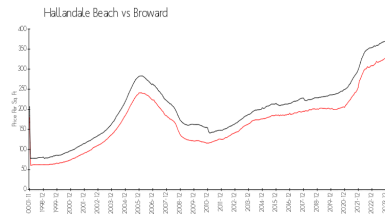
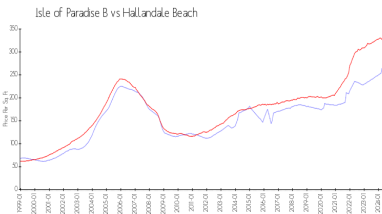
## Building Association Information

Isle Of Paradise B Inc  
 Monticell  
 450 Paradise Isle Boulevard  
 Hallandale Beach, FL 33009-5896  
 (954) 458-8498

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,050 sq ft	Apr 2024	\$275,000	\$262

## Market Information



Isle of Paradise B: \$251/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Isle of Paradise B: 10%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Isle of Paradise B: 14 days



Hallandale Beach  
Broward

76 days  
69 days