

# 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:	\$199,000
Valuated PPSF:	\$284

*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:	2
Building inventory for sale:	6%
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:	0

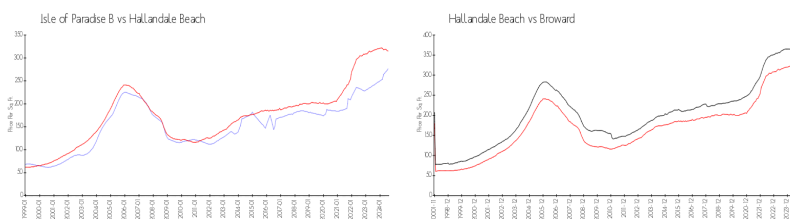
## Building Association Information

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:	\$283/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Isle of Paradise B	7%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Isle of Paradise B	14 days
Hallandale Beach	76 days
Broward	72 days

