

# Unit 312 - Anchor Bay

312 - 300 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10448508  
 Status: Active  
 Size: 1,221 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Canal,Tennis Court View  
 List Price: \$485,000  
 List PPSF: \$397  
 Valuated Price: \$391,000  
 Valuated PPSF: \$320

*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: 158  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

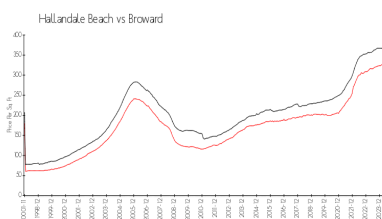
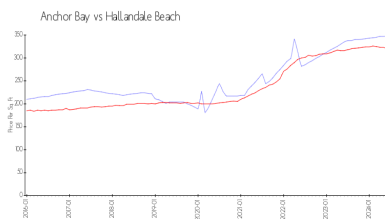
Anchor Bay Club Condo Association  
 300 Three Islands Blvd  
 Hallandale Beach, FL 33009  
 Phone (954) 458-4885  
 Phone (954) 995-3543  
 Fax (954) 944-3165  
 Viber (954) 608-7014

<https://anchorbayclubhallandale.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	1,692 sq ft	Jun 2024	\$595,000	\$352
220	1,692 sq ft	Mar 2024	\$530,000	\$313
519	1,420 sq ft	Feb 2024	\$450,000	\$317
416	1,591 sq ft	Nov 2023	\$542,500	\$341
PH1B	1,330 sq ft	Oct 2023	\$315,000	\$237

## Market Information



Anchor Bay: \$348/sq. ft.  
 Hallandale Beach: \$321/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale



Anchor Bay	6%
Hallandale Beach	4%
Broward	4%

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

Anchor Bay	88 days
Hallandale Beach	74 days
Broward	70 days