

# Unit 2-528 - Oceanview Park (North & South)

2-528 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10461854  
 Status: Active  
 Size: 1,130 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Intracoastal View  
 List Price: \$293,000  
 List PPSF: \$259  
 Valuated Price: \$286,000  
 Valuated PPSF: \$253

*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: 591  
 Number of active listings for rent: 10  
 Number of active listings for sale: 51  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## Building Association Information

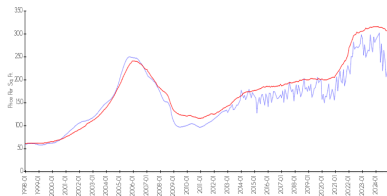
Oceanview Park Condominium Association  
 1000 Parkview Dr Apt 607  
 Hallandale Beach, FL 33009  
 (954) 454-8401

## Recent Sales

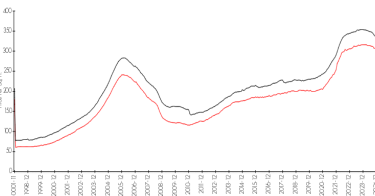
Unit #	Size	Closing Date	Sale Price	PPSF
824	1,075 sq ft	Nov 2024	\$260,000	\$242
804	1,075 sq ft	Nov 2024	\$205,000	\$191
126	915 sq ft	Oct 2024	\$180,000	\$197
224	1,075 sq ft	Sep 2024	\$230,000	\$214
406	915 sq ft	Sep 2024	\$230,000	\$251
819	1,130 sq ft	Sep 2024	\$295,000	\$261

## Market Information

Oceanview Park (North & South) vs Hallandale Beach



Hallandale Beach vs Broward



Oceanview Park (North & South):	\$256/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Oceanview Park (North & South) 9%  
 Hallandale Beach 6%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months



Oceanview Park (North & South)

90 days

Hallandale Beach

83 days

Broward

78 days