

# Unit 11N - Prince George

11N - 1865 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | F10540013                              |
| Status:         | Active                                 |
| Size:           | 1,300 Sq ft.                           |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$374,900                              |
| List PPSF:      | \$288                                  |
| Valuated Price: | \$268,000                              |
| Valuated PPSF:  | \$206                                  |

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:                         | 249 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

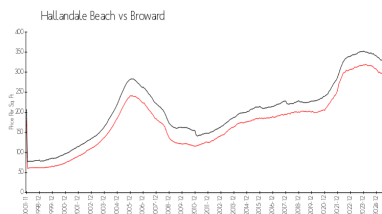
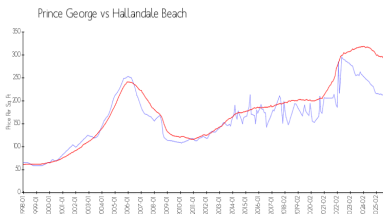
Prince George Condominium  
Association Inc  
(954) 454-5554

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 19N    | 1,300 sq ft | Oct 2025     | \$350,000  | \$269 |
| 17I    | 1,217 sq ft | May 2025     | \$250,000  | \$205 |
| 6B     | 1,300 sq ft | Jan 2025     | \$225,000  | \$173 |
| 11M    | 1,300 sq ft | Jan 2025     | \$300,000  | \$231 |
| 14j    | 1,300 sq ft | Jan 2025     | \$359,000  | \$276 |
| 3m     | 1,300 sq ft | Jan 2025     | \$222,000  | \$171 |

## Market Information

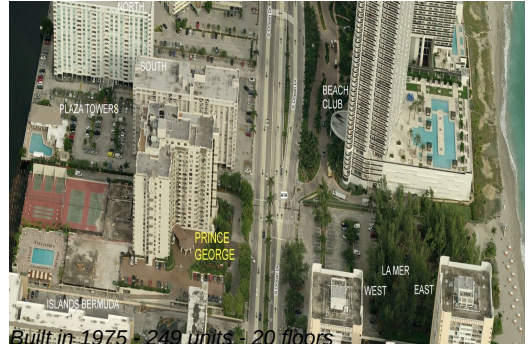


|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Prince George:    | \$205/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Prince George    | 6% |
| Hallandale Beach | 5% |
| Broward          | 4% |

## Avg. Time to Close Over Last 12 Months



Prince George  
Hallandale Beach  
Broward

79 days  
102 days  
88 days