

# Unit 504 - Ashleigh House

504 - 3113 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	RX-11097806
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$217,500
List PPSF:	\$256
Valuated Price:	\$216,000
Valuated PPSF:	\$254

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:	90
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
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:	2

## Building Association Information

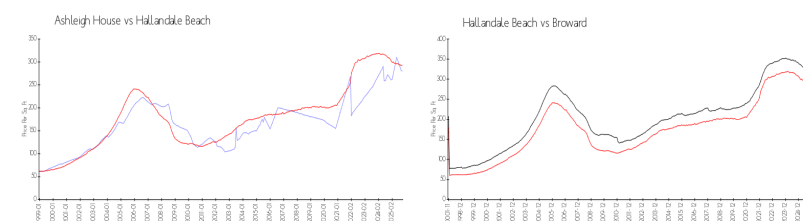
Ashleigh House Homeowners  
Association  
(954) 454-3113

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
410	1,250 sq ft	Nov 2025	\$340,000	\$272
404	850 sq ft	Nov 2025	\$230,000	\$271
804	850 sq ft	Jul 2025	\$220,000	\$259
1004	850 sq ft	Jul 2025	\$225,000	\$265
303	850 sq ft	Jun 2025	\$235,000	\$276

## Market Information



Ashleigh House:	\$280/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Ashleigh House	3%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Built in 1963 - 90 units - 10 floors

Ashleigh House  
Hallandale Beach  
Broward

111 days  
102 days  
88 days