## Unit 402 - Isle of Paradise F

402 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

#### **Unit Information**

 MLS Number:
 A11526934

 Status:
 Active

 Size:
 700 Sq ft.

 Bedrooms:
 1

Full Bathrooms:

Half Bathrooms:

Valuated PPSF:

Parking Spaces: 1 Space

 View:
 \$189,900

 List Price:
 \$189,900

 List PPSF:
 \$271

 Valuated Price:
 \$178,000

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.

\$254

### **Building Information**

Number of units:36Number of active listings for rent:0Number of active listings for sale:3Building inventory for sale:8%Number of sales over the last 12 months:3Number of sales over the last 6 months:2Number of sales over the last 3 months:1

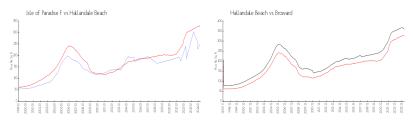
## **Building Association Information**

Isle Of Paradise B Inc Monticell 450 Paradise Isle Boulevard Hallandale Beach, FL 33009-5896 (954) 458-8498 Isle of Paradise C Inc 460 Paradise Isle Blvd Hallandale Beach, FL 33009 (954) 456-6084

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,050 sq ft	Feb 2024	\$260,000	\$248
101	1,050 sq ft	Dec 2023	\$235,000	\$224
304	1,050 sq ft	May 2023	\$320,000	\$305

## **Market Information**



Isle of Paradise F: \$250/sq. ft. Hallandale Beach: \$325/sq. ft. Broward: \$325/sq. ft. \$351/sq. ft.

## **Inventory for Sale**

Isle of Paradise F 8% Hallandale Beach 4%





Broward 4%

# Avg. Time to Close Over Last 12 Months

Isle of Paradise F 55 days Hallandale Beach 76 days Broward 67 days