

# Unit 108 - Golden Bay Manor

108 - 3177 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11542666  
 Status: Active  
 Size: 733 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View:  
 List Price: \$175,000  
 List PPSF: \$239  
 Valuated Price: \$182,000  
 Valuated PPSF: \$280

*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: 87  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

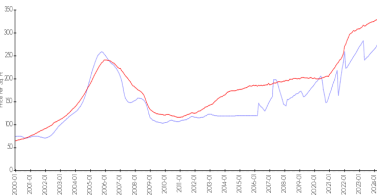
Golden Bay Manor  
 3177 S Ocean Drive  
 Hallandale Beach, FL33009  
 (954) 458-2541

## Recent Sales

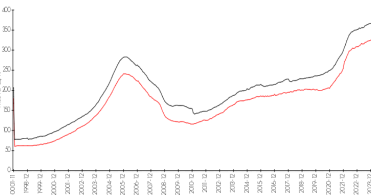
Unit #	Size	Closing Date	Sale Price	PPSF
124	733 sq ft	Apr 2024	\$167,000	\$228
210	733 sq ft	Apr 2024	\$175,000	\$239
109	733 sq ft	Apr 2024	\$175,000	\$239
226	755 sq ft	Mar 2024	\$197,000	\$261

## Market Information

Golden Bay Manor vs Hallandale Beach



Hallandale Beach vs Broward

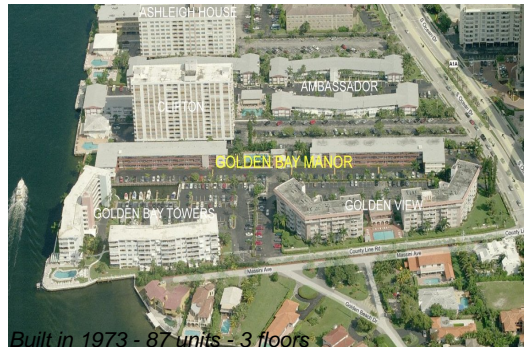


Golden Bay Manor: \$275/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Golden Bay Manor: 2%  
 Hallandale Beach: 4%  
 Broward: 4%



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

Golden Bay Manor	30 days
Hallandale Beach	76 days
Broward	67 days