

# Unit 7CN - Eldorado Plaza West (North & South)

7CN - 180 NE 12 Av, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11543410
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$299,000
List PPSF:	\$279
Valuated Price:	\$272,000
Valuated PPSF:	\$262

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

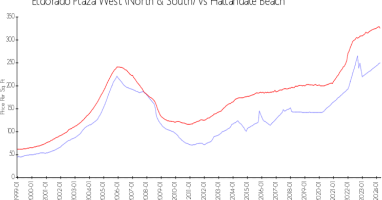
Number of units:	85
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

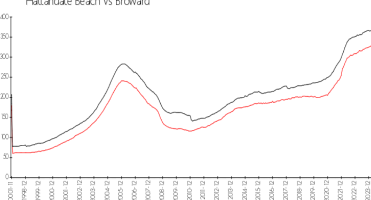
Unit #	Size	Closing Date	Sale Price	PPSF
5B	1,070 sq ft	Mar 2024	\$300,000	\$280
6d	1,070 sq ft	Aug 2023	\$265,000	\$248

## Market Information

Eldorado Plaza West (North & South) vs Hallandale Beach



Hallandale Beach vs Broward



Eldorado Plaza West \$250/sq. ft.  
(North & South):  
Hallandale Beach: \$325/sq. ft.

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

## Inventory for Sale

Eldorado Plaza West (North & South)	9%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Eldorado Plaza West (North & South)	157 days
Hallandale Beach	76 days
Broward	67 days

