

# Unit 404 - La Mer west

404 - 1880 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11549954  
 Status: Active  
 Size: 1,440 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$599,000  
 List PPSF: \$416  
 Valuated Price: \$528,000  
 Valuated PPSF: \$373

*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: 110  
 Number of active listings for rent: 3  
 Number of active listings for sale: 8  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

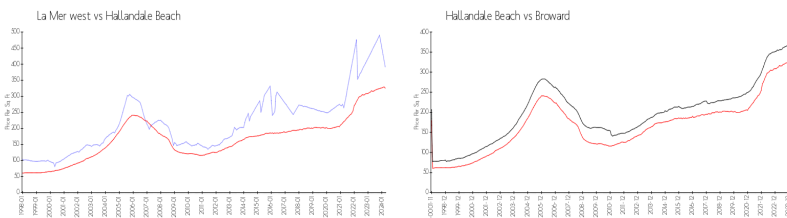
## Building Association Information

La Mer Condominium Association  
 (954) 458-4757

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS305	1,350 sq ft	Nov 2023	\$640,000	\$474
504	1,440 sq ft	Aug 2023	\$640,000	\$444
TS602	1,600 sq ft	Jul 2023	\$650,000	\$406

## Market Information



La Mer west: \$390/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

La Mer west: 7%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

La Mer west: 147 days  
 Hallandale Beach: 76 days



Broward

67 days