

# Unit 107 - 7 - de Soto Park North

107 - 7 - 1001 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11558074  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$275,000  
 List PPSF: \$250  
 Valuated Price: \$240,000  
 Valuated PPSF: \$218

*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: 230  
 Number of active listings for rent: 3  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

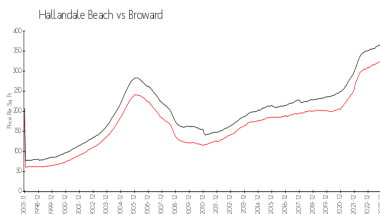
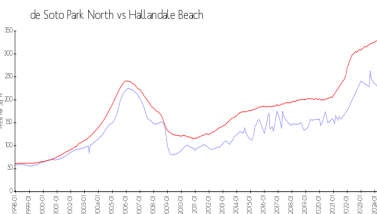
## Building Association Information

Desoto Park North Condominium Association Inc  
 1926 Atlantic Shores Blvd  
 Hallandale Beach, FL 33009  
 (954) 454-3134

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	800 sq ft	Mar 2024	\$185,000	\$231
420	1,450 sq ft	Mar 2024	\$320,000	\$221
41	1,750 sq ft	Mar 2024	\$450,000	\$257
26	1,750 sq ft	Oct 2023	\$450,000	\$257
305	800 sq ft	Oct 2023	\$205,000	\$256
510	1,450 sq ft	Oct 2023	\$338,000	\$233

## Market Information

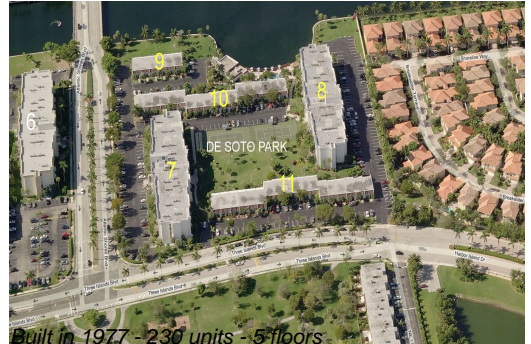


de Soto Park North: \$228/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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

## Inventory for Sale

de Soto Park North: 5%  
 Hallandale Beach: 4%  
 Broward: 4%



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

de Soto Park North	52 days
Hallandale Beach	76 days
Broward	67 days