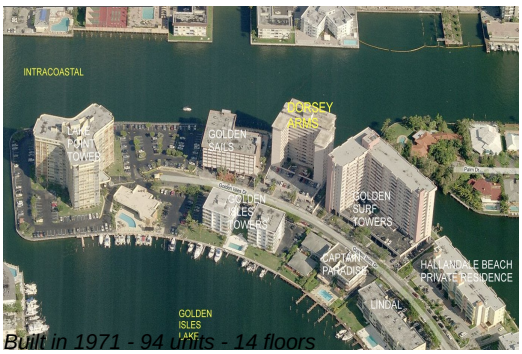
# Unit 307 - Dorsey Arms

307 - 121 Golden Isles Dr, Hallandale Beach, FL, Broward 33009



*Built in 1971 - 94 units - 14 floors*

## Unit Information

| | |
|---|---|
| MLS Number: | A11571090 |
| Status: | Active |
| Size: | 1,379 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | |
| List Price: | $374,000 |
| List PPSF: | $271 |
| Valuated Price: | $404,000 |
| Valuated PPSF: | $293 |

*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.*

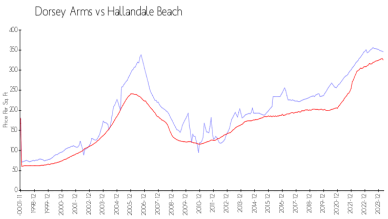
## Building Information

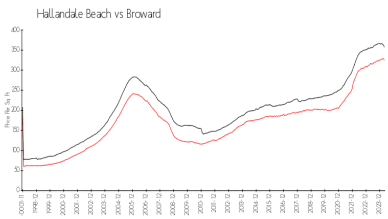
| | |
|---|---|
| Number of units: | 94 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| PH1 | 1,379 sq ft | Dec 2023 | $496,500 | $360 |
| 105 | 1,125 sq ft | Jul 2023 | $419,000 | $372 |

## Market Information




| | | | |
|---|---|---|---|
| Dorsey Arms: | $346/sq. ft. | Hallandale Beach: | $325/sq. ft. |
| Hallandale Beach: | $325/sq. ft. | Broward: | $351/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Dorsey Arms | 7% |
| Hallandale Beach | 4% |
| Broward | 4% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Dorsey Arms | 96 days |
| Hallandale Beach | 76 days |
| Broward | 67 days |