

Unit 2A - Prince George

2A - 1865 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: F10416511
 Status: Active
 Size: 1,776 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Intracoastal View,Pool Area View,Tennis Court View
 List Price: \$435,000
 List PPSF: \$245
 Valuated Price: \$359,000
 Valuated PPSF: \$202

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: 249
 Number of active listings for rent: 7
 Number of active listings for sale: 17
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

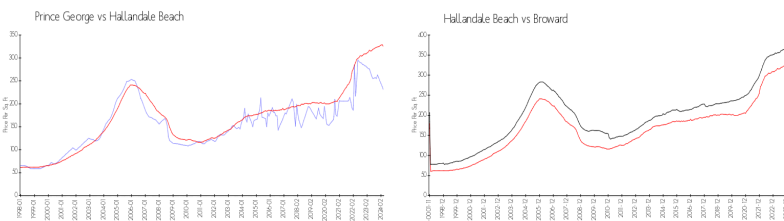
Building Association Information

Prince George Condominium Association Inc
 (954) 454-5554

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11j	1,300 sq ft	Apr 2024	\$250,000	\$192
10C	1,300 sq ft	Feb 2024	\$270,000	\$208
16N	1,300 sq ft	Nov 2023	\$360,000	\$277
9E	1,710 sq ft	Oct 2023	\$400,000	\$234
18L	1,300 sq ft	Sep 2023	\$375,000	\$288
17E	1,710 sq ft	Sep 2023	\$435,000	\$254

Market Information



Prince George: \$231/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Prince George: 7%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Prince George	61 days
Hallandale Beach	76 days
Broward	67 days