

# Unit 1-406 - Oceanview Park (North & South)

1-406 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10428770  
 Status: Active  
 Size: 915 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Intracoastal View  
 List Price: \$239,000  
 List PPSF: \$261  
 Valuated Price: \$258,000  
 Valuated PPSF: \$282

*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: 591  
 Number of active listings for rent: 10  
 Number of active listings for sale: 38  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 37  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 4

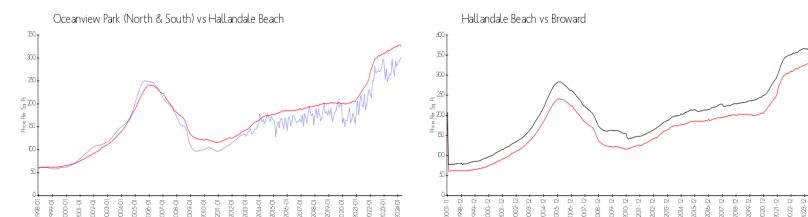
## Building Association Information

Oceanview Park Condominium Association  
 1000 Parkview Dr Apt 607  
 Hallandale Beach, FL 33009  
 (954) 454-8401

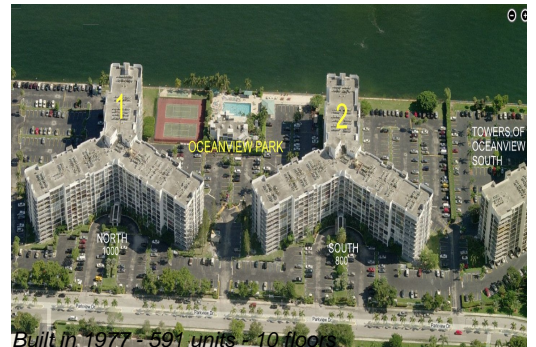
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
803	1,075 sq ft	May 2024	\$244,000	\$227
516	915 sq ft	May 2024	\$230,000	\$251
519	1,130 sq ft	May 2024	\$225,000	\$199
607	1,130 sq ft	Apr 2024	\$325,000	\$288
420	1,430 sq ft	Jan 2024	\$450,000	\$315
522	1,075 sq ft	Jan 2024	\$280,000	\$260
305	915 sq ft	Jan 2024	\$235,000	\$257
910	1,430 sq ft	Jan 2024	\$545,000	\$381
407	1,130 sq ft	Jan 2024	\$255,000	\$226
119	1,130 sq ft	Jan 2024	\$55,000	\$49

## Market Information



Oceanview Park (North & South):	\$302/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.



## Inventory for Sale

Oceanview Park (North & South)	6%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Oceanview Park (North & South)	72 days
Hallandale Beach	76 days
Broward	67 days