

Unit 401TS - La Mer South

401TS - 1904 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11498211
 Status: Active
 Size: 1,930 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,249,000
 List PPSF: \$647
 Valuated Price: \$1,026,000
 Valuated PPSF: \$513

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: 165
 Number of active listings for rent: 8
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

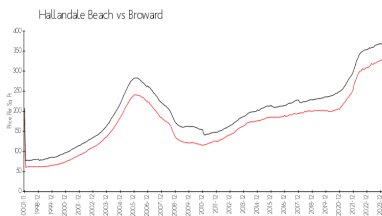
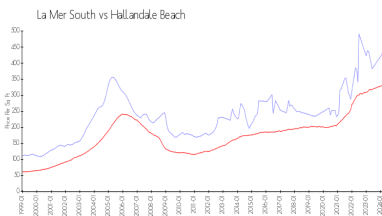
Building Association Information

La Mer Condominium Association
 (954) 458-4757

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS403	1,930 sq ft	Mar 2024	\$745,260	\$386
1201	993 sq ft	Feb 2024	\$420,000	\$423
403	1,600 sq ft	Jun 2023	\$640,000	\$400
1804	1,440 sq ft	Jun 2023	\$580,000	\$403

Market Information

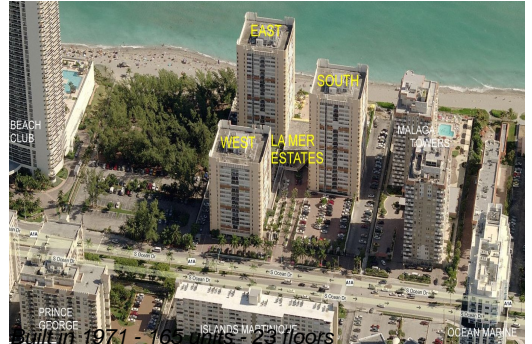


La Mer South: \$448/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Broward: \$353/sq. ft.

Inventory for Sale

La Mer South 4%
 Hallandale Beach 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months



La Mer South
Hallandale Beach
Broward

25 days
77 days
68 days