

# Unit 1401 - La Mer South

1401 - 1904 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11522029
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$429,000
List PPSF:	\$447
Valuated Price:	\$450,000
Valuated PPSF:	\$453

*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

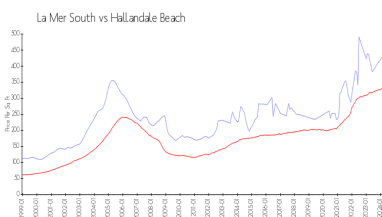
## Building Association Information

La Mer Condominium Association  
(954) 458-4757

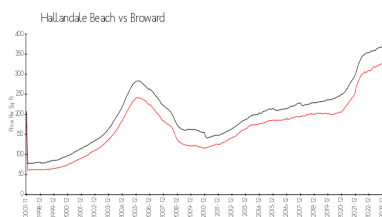
## Recent Sales

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.



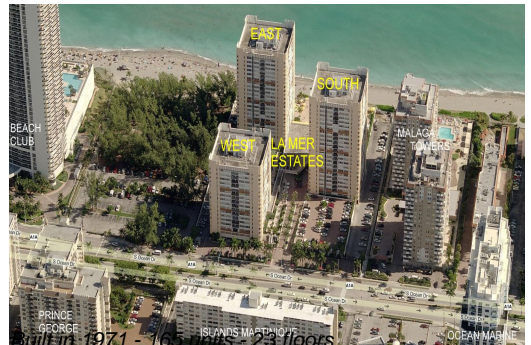
Hallandale Beach: \$329/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

La Mer South	4%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

La Mer South	25 days
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Hallandale Beach  
Broward

77 days  
68 days