

# Unit 2204 - Parker Plaza

2204 - 2030 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11526672
Status:	Active
Size:	1,248 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$381
Valuated Price:	\$475,000
Valuated PPSF:	\$381

*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:	518
Number of active listings for rent:	7
Number of active listings for sale:	31
Building inventory for sale:	5%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

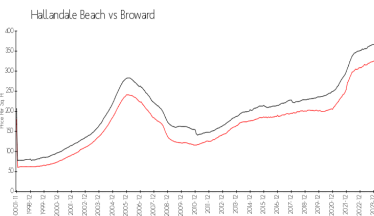
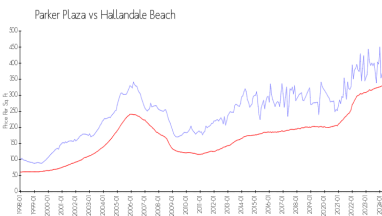
## Building Association Information

Condominium Association of Parker Plaza Estates, Inc.  
954-458-5111 & (954) 457-9609

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1115	896 sq ft	May 2024	\$410,000	\$458
1101	896 sq ft	Apr 2024	\$305,000	\$340
1505	1,248 sq ft	Apr 2024	\$410,000	\$329
PH 2217	896 sq ft	Apr 2024	\$385,000	\$430
1207	1,312 sq ft	Feb 2024	\$400,000	\$305

## Market Information



Parker Plaza:	\$380/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Parker Plaza	6%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Parker Plaza  
Hallandale Beach  
Broward

134 days  
76 days  
67 days