

Unit 402 - Isle of Paradise F

402 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11526934
 Status: Active
 Size: 700 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$189,900
 List PPSF: \$271
 Valuated Price: \$178,000
 Valuated PPSF: \$254

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: 36
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

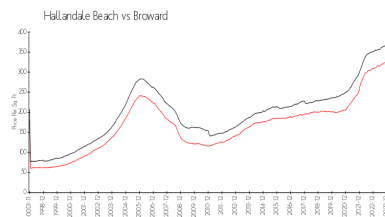
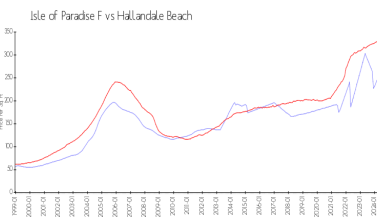
Building Association Information

Isle Of Paradise B Inc
 Monticell
 450 Paradise Isle Boulevard
 Hallandale Beach, FL 33009-5896
 (954) 458-8498
 Isle of Paradise C Inc
 460 Paradise Isle Blvd
 Hallandale Beach, FL 33009
 (954) 456-6084

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,050 sq ft	Feb 2024	\$260,000	\$248
101	1,050 sq ft	Dec 2023	\$235,000	\$224
304	1,050 sq ft	May 2023	\$320,000	\$305

Market Information

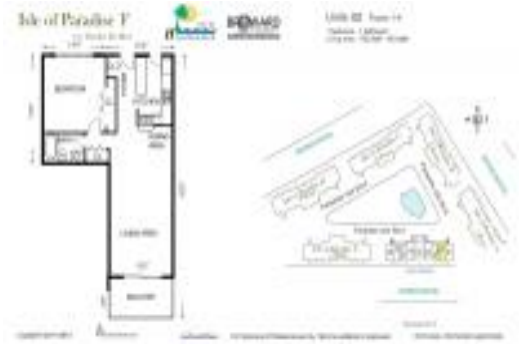


Isle of Paradise F: \$250/sq. ft.
 Hallandale Beach: \$325/sq. ft.

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

Inventory for Sale

Isle of Paradise F: 8%
 Hallandale Beach: 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Isle of Paradise F	55 days
Hallandale Beach	76 days
Broward	67 days