

Unit 304 - Isle of Paradise A

304 - 440 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11533088
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View:
 List Price: \$239,000
 List PPSF: \$228
 Valuated Price: \$250,000
 Valuated PPSF: \$238

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: 39
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

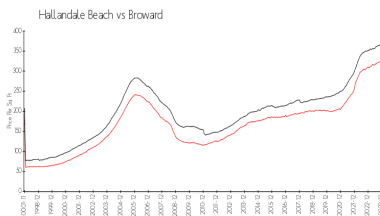
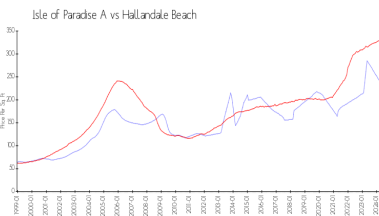
Building Association Information

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
301	1,050 sq ft	Jan 2024	\$285,000	\$271

Market Information

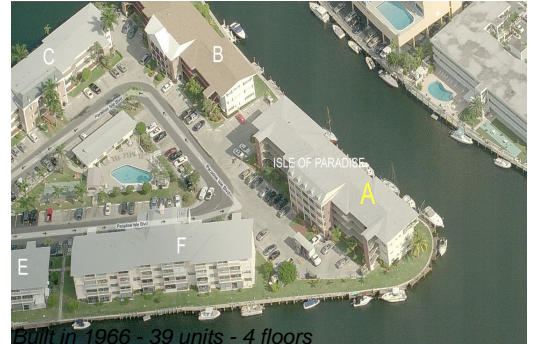


Isle of Paradise A: \$239/sq. ft.
 Hallandale Beach: \$325/sq. ft.

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

Inventory for Sale

Isle of Paradise A: 8%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Isle of Paradise A	42 days
Hallandale Beach	76 days
Broward	67 days