

Unit 101 - Isle of Paradise A

101 - 440 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11538879
 Status: Active
 Size: 1,050 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$289,900
 List PPSF: \$276
 Valuated Price: \$245,000
 Valuated PPSF: \$233

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

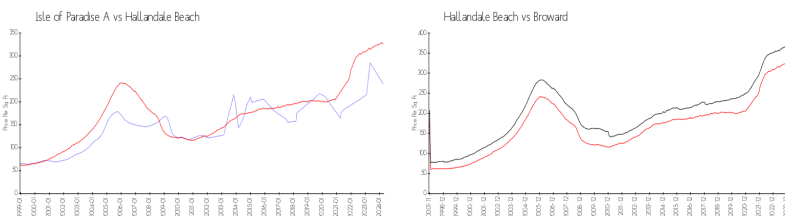
Building Association Information

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 |

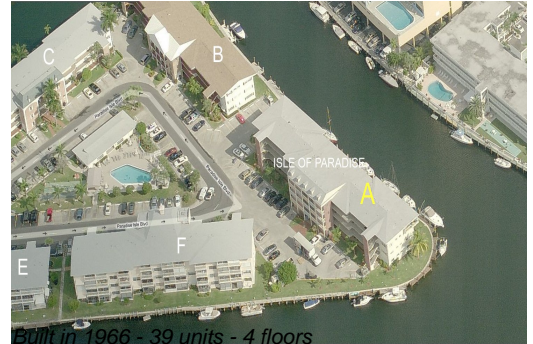
Market Information



| | | | |
|---------------------|---------------|-------------------|---------------|
| 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 |