

# Unit 209 - Isle of Paradise F

209 - 455 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11543170
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:	\$269,000
List PPSF:	\$256
Valuated Price:	\$269,000
Valuated PPSF:	\$256

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:	2
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

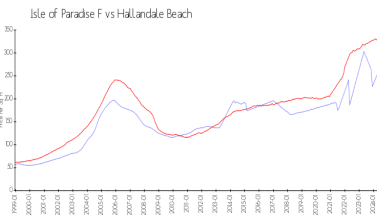
## Building Association Information

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

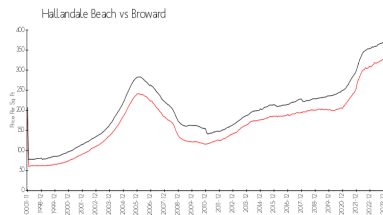
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	700 sq ft	May 2024	\$199,000	\$284
109	1,050 sq ft	Feb 2024	\$260,000	\$248
101	1,050 sq ft	Dec 2023	\$235,000	\$224

## Market Information



Isle of Paradise F: \$258/sq. ft.  
 Hallandale Beach: \$329/sq. ft.



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

## Inventory for Sale

Isle of Paradise F	6%
Hallandale Beach	4%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Isle of Paradise F	77 days
Hallandale Beach	77 days
Broward	68 days