

# Unit 123 - Casa Paradiso

123 - 580 Egret Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11543295
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$269,900
List PPSF:	\$270
Valuated Price:	\$244,000
Valuated PPSF:	\$244

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:	72
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

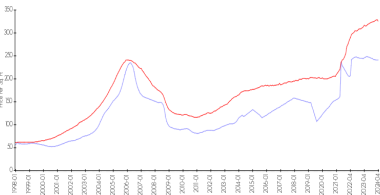
Casa Paradiso, Inc  
 580 Egret Drive Apartment 224  
 Hallandale Beach, FL 33009-5798  
 (954) 455-0518

## Recent Sales

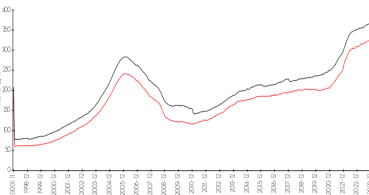
Unit #	Size	Closing Date	Sale Price	PPSF
116	1,000 sq ft	Dec 2023	\$245,000	\$245
205	1,000 sq ft	Nov 2023	\$280,000	\$280
320	1,000 sq ft	Sep 2023	\$254,000	\$254
124	1,000 sq ft	May 2023	\$235,000	\$235
121	1,000 sq ft	May 2023	\$265,000	\$265

## Market Information

Casa Paradiso vs Hallandale Beach



Hallandale Beach vs Broward

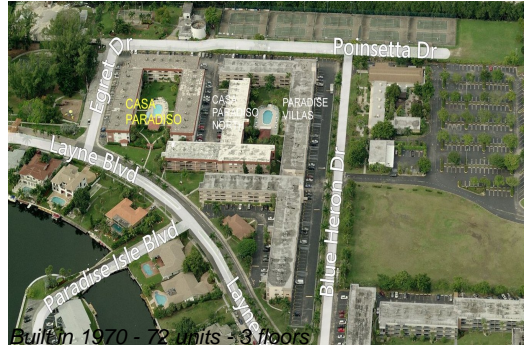


Casa Paradiso: \$241/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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

## Inventory for Sale

Casa Paradiso	6%
Hallandale Beach	4%
Broward	4%



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

Casa Paradiso	100 days
Hallandale Beach	76 days
Broward	67 days