

Unit 8CN - Eldorado Plaza East (North & South)

8CN - 181 NE 14 Av, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|-------------------|
| MLS Number: | A11549124 |
| Status: | Active |
| Size: | 736 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Detached |
| View: | |
| List Price: | \$180,000 |
| List PPSF: | \$245 |
| Valuated Price: | \$168,000 |
| Valuated PPSF: | \$228 |

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

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|--|----|
| 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: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

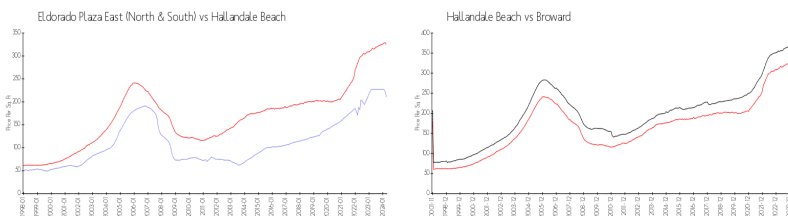
Building Association Information

Eldorado Plaza East Condo Association
 181-201 Ne 14th Ave.
 Hallandale Beach, FL

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 5B | 736 sq ft | Mar 2024 | \$175,000 | \$238 |
| 15C | 736 sq ft | Jun 2023 | \$165,000 | \$224 |

Market Information



| | | | |
|--------------------------------------|---------------|-------------------|---------------|
| Eldorado Plaza East (North & South): | \$212/sq. ft. | Hallandale Beach: | \$325/sq. ft. |
| Hallandale Beach: | \$325/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

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|-------------------------------------|----|
| Eldorado Plaza East (North & South) | 6% |
| Hallandale Beach | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



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|-------------------------------------|----------|
| Eldorado Plaza East (North & South) | 145 days |
| Hallandale Beach | 76 days |
| Broward | 67 days |