

# Unit 304 - Colonial House (A B & C)

304 - 1050 Atlantic Shores Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11557599
Status:	Active
Size:	739 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Space Rented, Street Parking
View:	
List Price:	\$209,900
List PPSF:	\$284
Valuated Price:	\$204,000
Valuated PPSF:	\$276

*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:	73
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

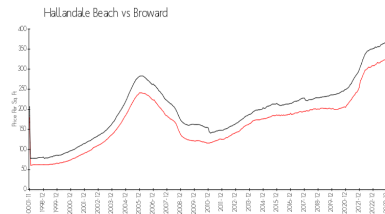
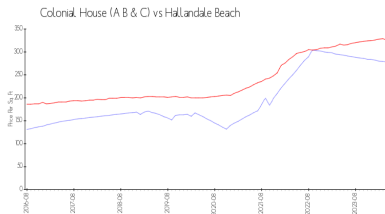
## Building Association Information

Colonial House Condominium, Inc.  
Address: 1100 Atlantic Shores Blvd, Hallandale Beach, FL 33009

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	739 sq ft	Mar 2024	\$200,000	\$271
406	739 sq ft	Dec 2023	\$200,000	\$271
402	544 sq ft	Dec 2023	\$180,000	\$331
513	575 sq ft	Dec 2023	\$164,000	\$285

## Market Information



Colonial House (A B & C):	\$278/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Colonial House (A B & C)	3%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Colonial House (A B & C)  
Hallandale Beach  
Broward

98 days  
76 days  
67 days