

Unit 102 - Isle of Paradise A

102 - 440 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	F10410548
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Water View
List Price:	\$219,900
List PPSF:	\$314
Valuated Price:	\$193,000
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:	39
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:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

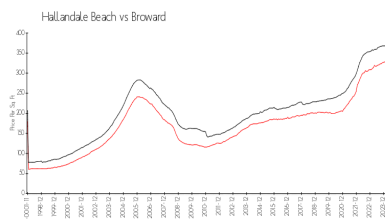
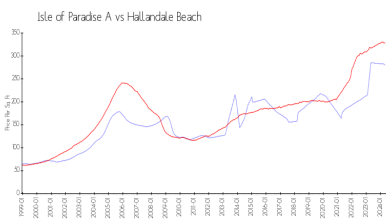
Building Association Information

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
304	1,050 sq ft	May 2024	\$225,000	\$214
301	1,050 sq ft	Jan 2024	\$285,000	\$271

Market Information



Isle of Paradise A:	\$280/sq. ft.	Hallandale Beach:	\$329/sq. ft.
Hallandale Beach:	\$329/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

Isle of Paradise A	5%
Hallandale Beach	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Isle of Paradise A	49 days
Hallandale Beach	77 days
Broward	68 days