

# Unit 1-420 - Oceanview Park (North & South)

1-420 - 800 Parkview Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: F10414048  
 Status: Active  
 Size: 1,430 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Intracoastal View, Tennis Court View  
 List Price: \$519,900  
 List PPSF: \$364  
 Valuated Price: \$484,000  
 Valuated PPSF: \$338

*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: 591  
 Number of active listings for rent: 10  
 Number of active listings for sale: 38  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 37  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 4

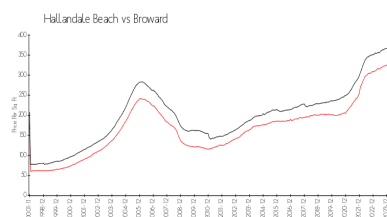
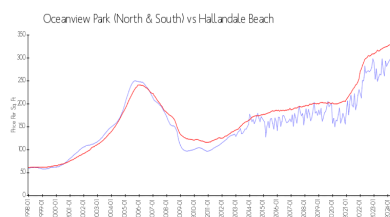
## Building Association Information

Oceanview Park Condominium Association  
 1000 Parkview Dr Apt 607  
 Hallandale Beach, FL 33009  
 (954) 454-8401

## Recent Sales

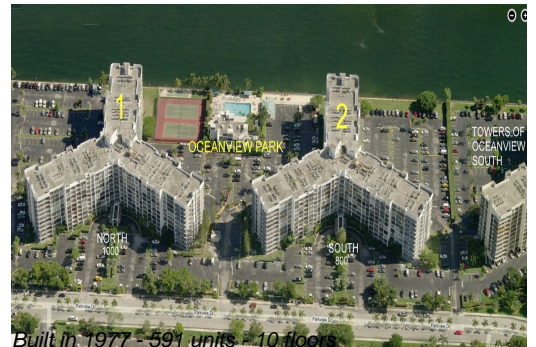
Unit #	Size	Closing Date	Sale Price	PPSF
803	1,075 sq ft	May 2024	\$244,000	\$227
516	915 sq ft	May 2024	\$230,000	\$251
519	1,130 sq ft	May 2024	\$225,000	\$199
607	1,130 sq ft	Apr 2024	\$325,000	\$288
420	1,430 sq ft	Jan 2024	\$450,000	\$315
522	1,075 sq ft	Jan 2024	\$280,000	\$260
305	915 sq ft	Jan 2024	\$235,000	\$257
910	1,430 sq ft	Jan 2024	\$545,000	\$381
407	1,130 sq ft	Jan 2024	\$255,000	\$226
119	1,130 sq ft	Jan 2024	\$55,000	\$49

## Market Information



Oceanview Park (North & South): \$302/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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



## Inventory for Sale

Oceanview Park (North & South)	6%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Oceanview Park (North & South)	72 days
Hallandale Beach	76 days
Broward	67 days