

# Unit R2304 - Hyde Beach House

R2304 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11207095
Status:	Active
Size:	1,129 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$850,000
List PPSF:	\$753
Valuated Price:	\$783,000
Valuated PPSF:	\$694

*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:	341
Number of active listings for rent:	0
Number of active listings for sale:	71
Building inventory for sale:	20%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

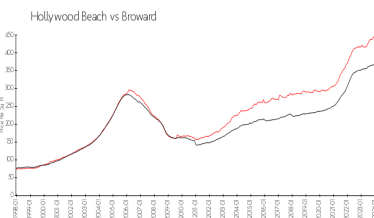
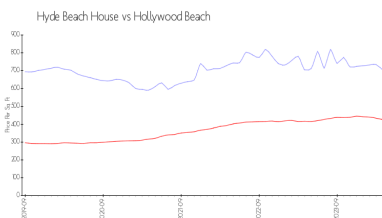
## Building Association Information

Hyde Beach House  
 Address: 4010 S Ocean Dr,  
 Hollywood, FL 33019  
 Phone: +1 786-522-3800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1608	1,361 sq ft	Apr 2024	\$880,000	\$647
R2201	1,075 sq ft	Mar 2024	\$770,000	\$716
R1005	1,044 sq ft	Nov 2023	\$738,000	\$707
T4207	1,100 sq ft	Nov 2023	\$890,000	\$809
T3902	1,075 sq ft	Nov 2023	\$910,000	\$847

## Market Information

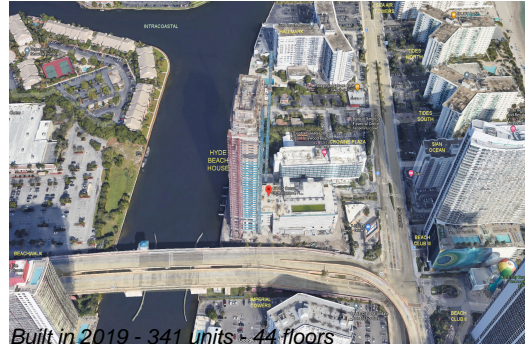


Hyde Beach House: \$704/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Hyde Beach House	21%
Hollywood Beach	5%
Broward	4%



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

Hyde Beach House	147 days
Hollywood Beach	86 days
Broward	67 days