

# Unit T1601 - Beachwalk

T1601 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11228155  
 Status: Active  
 Size: 1,737 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$900,000  
 List PPSF: \$518  
 Valuated Price: \$814,000  
 Valuated PPSF: \$469

*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: 300  
 Number of active listings for rent: 0  
 Number of active listings for sale: 33  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

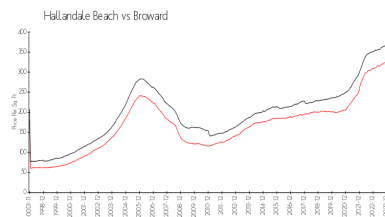
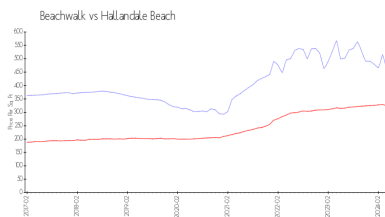
## Building Association Information

Beachwalk  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| R1909  | 1,020 sq ft | Mar 2024     | \$535,000  | \$525 |
| R2107  | 1,030 sq ft | Mar 2024     | \$540,000  | \$524 |
| R2703  | 1,030 sq ft | Feb 2024     | \$525,000  | \$510 |
| 1908   | 1,037 sq ft | Jan 2024     | \$530,000  | \$511 |
| R309   | 1,020 sq ft | Dec 2023     | \$430,000  | \$422 |

## Market Information

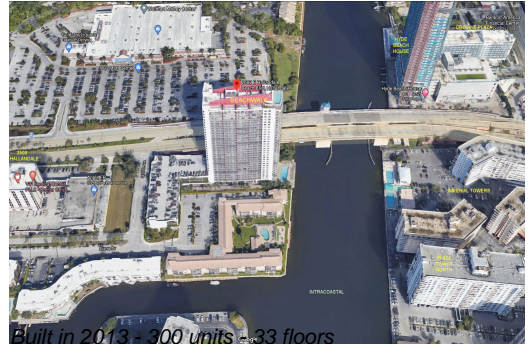


Beachwalk: \$457/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Beachwalk: 11%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Beachwalk  
Hallandale Beach  
Broward

112 days  
76 days  
67 days