

# Unit 3301 - Beach Club 1

3301 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11441107  
 Status: Active  
 Size: 2,078 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,999,000  
 List PPSF: \$962  
 Valuated Price: \$1,626,000  
 Valuated PPSF: \$782

*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: 385  
 Number of active listings for rent: 29  
 Number of active listings for sale: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Building Association Information

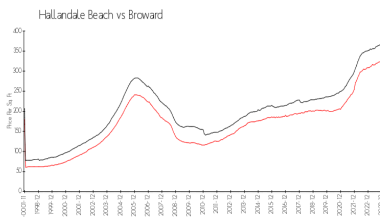
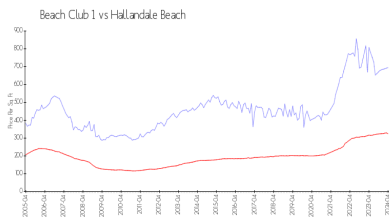
Beach Club Master Association  
 (954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Cont](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905	1,782 sq ft	May 2024	\$1,200,000	\$673
3508	1,571 sq ft	Apr 2024	\$945,000	\$602
3002	1,841 sq ft	Feb 2024	\$1,500,000	\$815
3810	1,782 sq ft	Feb 2024	\$1,225,000	\$687
3305	1,782 sq ft	Dec 2023	\$1,350,000	\$758
3208	1,571 sq ft	Dec 2023	\$925,000	\$589

## Market Information



Beach Club 1: \$695/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Beach Club 1: 5%  
 Hallandale Beach: 4%



Broward

4%

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

Beach Club 1	59 days
Hallandale Beach	76 days
Broward	67 days