

Unit 3304 - Beach Club 1

3304 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11479739
Status:	Active
Size:	2,078 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$2,249,000
List PPSF:	\$1,082
Valuated Price:	\$1,897,000
Valuated PPSF:	\$913

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

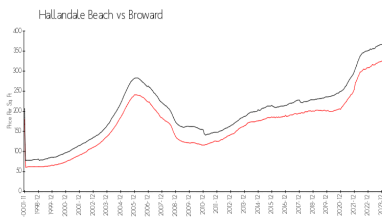
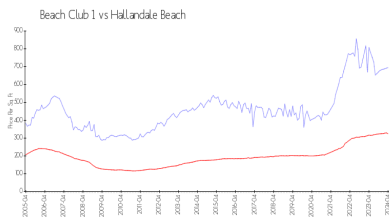
Beach Club Master Association
(954) 883-3300

http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont

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