

Unit R2302 - Hyde Beach House

R2302 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11499768
Status:	Pending
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$809,000
List PPSF:	\$686
Valuated Price:	\$745,000
Valuated PPSF:	\$693

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:	69
Building inventory for sale:	20%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

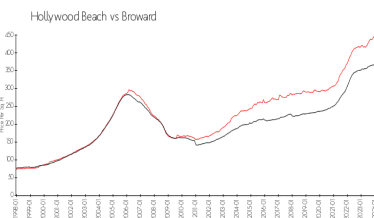
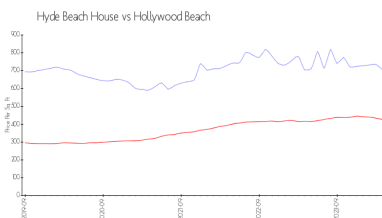
Building Association Information

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

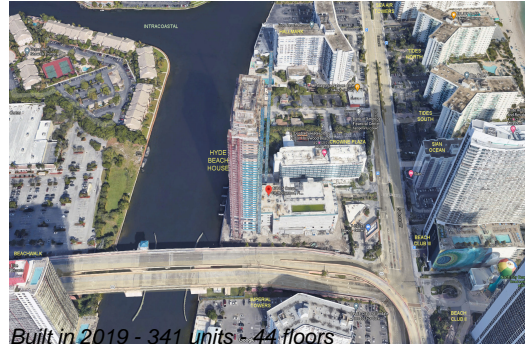


Hyde Beach House: \$704/sq. ft.
 Hollywood Beach: \$426/sq. ft.

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

Inventory for Sale

Hyde Beach House	20%
Hollywood Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Hyde Beach House	139 days
Hollywood Beach	86 days
Broward	67 days