

Unit 2511 - Hyde Beach Resort & Residences

2511 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11503632 |
| Status: | Active |
| Size: | 1,087 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$950,000 |
| List PPSF: | \$874 |
| Valuated Price: | \$857,000 |
| Valuated PPSF: | \$788 |

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: | 407 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 78 |
| Building inventory for sale: | 19% |
| Number of sales over the last 12 months: | 33 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 8 |

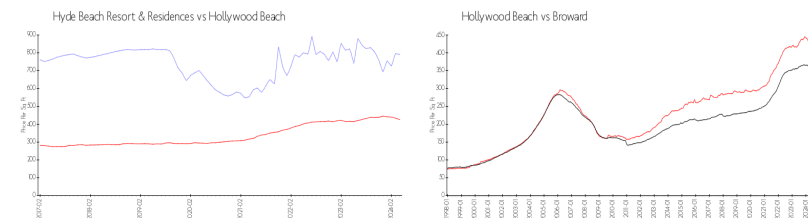
Building Association Information

Hyde Beach Residence & Resort
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009
 Phone: +1 954-457-4488

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 3805 | 1,126 sq ft | May 2024 | \$865,000 | \$768 |
| 502 | 802 sq ft | Apr 2024 | \$570,000 | \$711 |
| 3212 | 869 sq ft | Apr 2024 | \$660,000 | \$759 |
| 2206 | 1,129 sq ft | Apr 2024 | \$820,000 | \$726 |
| 3309 | 841 sq ft | Mar 2024 | \$645,000 | \$767 |
| 1812 | 869 sq ft | Mar 2024 | \$630,000 | \$725 |
| 605 | 701 sq ft | Mar 2024 | \$580,000 | \$827 |

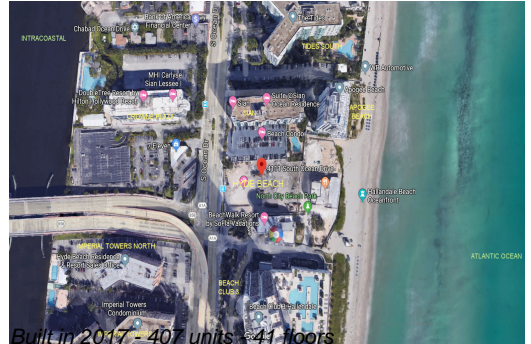
Market Information



| | | | |
|---------------------------------|---------------|------------------|---------------|
| Hyde Beach Resort & Residences: | \$791/sq. ft. | Hollywood Beach: | \$426/sq. ft. |
| Hollywood Beach: | \$426/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|--------------------------------|-----|
| Hyde Beach Resort & Residences | 19% |
| Hollywood Beach | 5% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 193 days |
| Hollywood Beach | 86 days |
| Broward | 67 days |