

Unit 1105 - Beach Club 1

1105 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11516138 |
| Status: | Active |
| Size: | 1,782 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking, Valet Parking |
| View: | |
| List Price: | \$1,249,000 |
| List PPSF: | \$701 |
| Valuated Price: | \$1,027,000 |
| Valuated PPSF: | \$576 |

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

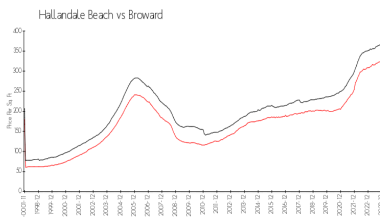
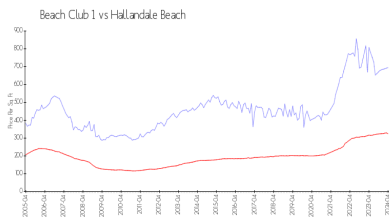
Beach Club Master Association
(954) 883-3300

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 |