

Unit 2812 - Ocean Marine Yacht Club

2812 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11420054
 Status: Active
 Size: 2,050 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,300,000
 List PPSF: \$634
 Valuated Price: \$1,170,000
 Valuated PPSF: \$619

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: 267
 Number of active listings for rent: 16
 Number of active listings for sale: 18
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 5

Building Association Information

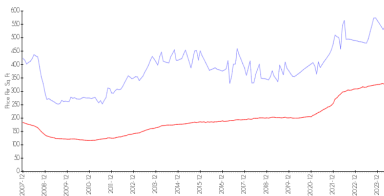
Ocean Marine Yacht Club condominium
 (954) 454-2221

Recent Sales

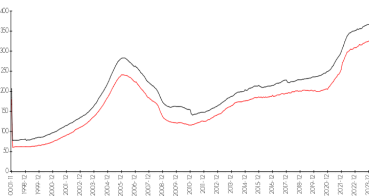
Unit #	Size	Closing Date	Sale Price	PPSF
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536
807	836 sq ft	Feb 2024	\$450,000	\$538
2010	924 sq ft	Nov 2023	\$470,000	\$509
301	1,802 sq ft	Nov 2023	\$747,500	\$415

Market Information

Ocean Marine Yacht Club vs Hallandale Beach



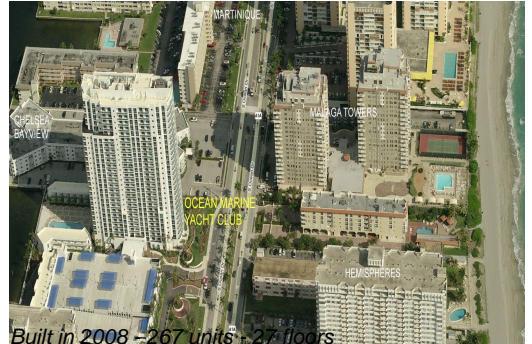
Hallandale Beach vs Broward



Ocean Marine Yacht Club: \$542/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Ocean Marine Yacht Club: 7%
 Hallandale Beach: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Ocean Marine Yacht Club	77 days
Hallandale Beach	76 days
Broward	67 days