

Unit 3511 - Beach Club 2

3511 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11450162
 Status: Active
 Size: 1,554 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,299,000
 List PPSF: \$836
 Valuated Price: \$1,169,000
 Valuated PPSF: \$752

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: 483
 Number of active listings for rent: 125
 Number of active listings for sale: 22
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

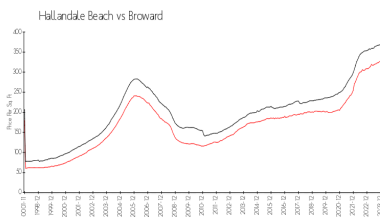
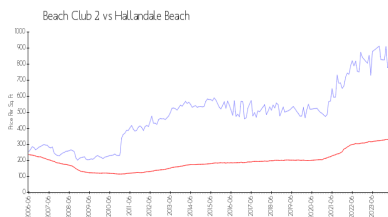
Building Association Information

Beach Club 2 Condominium association
 (954) 457-4622

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	2,065 sq ft	Apr 2024	\$2,175,000	\$1,053
2406	1,458 sq ft	Mar 2024	\$1,220,000	\$837
4508	1,458 sq ft	Mar 2024	\$1,150,000	\$789
5103	2,566 sq ft	Mar 2024	\$1,900,000	\$740
2209	844 sq ft	Mar 2024	\$700,000	\$829

Market Information

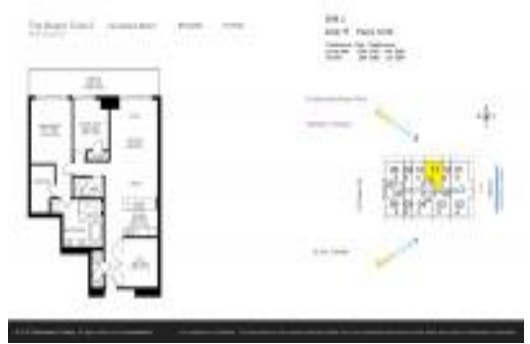


Beach Club 2: \$808/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Broward: \$350/sq. ft.

Inventory for Sale

Beach Club 2: 5%
 Hallandale Beach: 4%
 Broward: 3%

Avg. Time to Close Over Last 12 Months



Beach Club 2
Hallandale Beach
Broward

99 days
77 days
68 days