

Unit 3304 - Beach Club 1

3304 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11479739
 Status: Active
 Size: 2,078 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$2,249,000
 List PPSF: \$1,082
 Valuated Price: \$2,047,000
 Valuated PPSF: \$985

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: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

Building Association Information

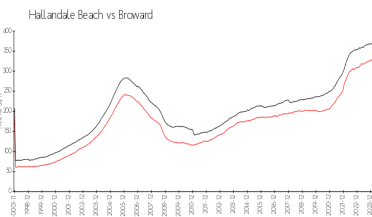
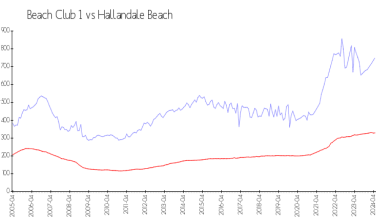
Beach Club Master Association
 (954) 883-3300

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: \$750/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Hallandale Beach: \$329/sq. ft.
 Broward: \$350/sq. ft.

Inventory for Sale

Beach Club 1: 5%
 Hallandale Beach: 4%



Broward

3%

Avg. Time to Close Over Last 12 Months

Beach Club 1	57 days
Hallandale Beach	77 days
Broward	68 days