

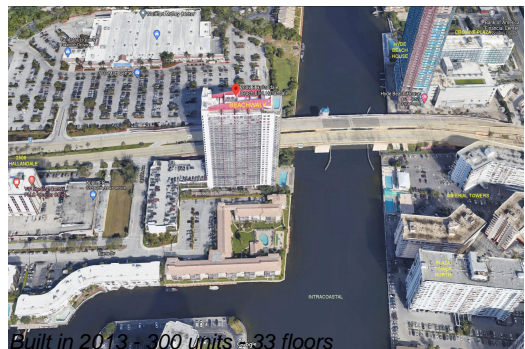
Unit T3101 - Beachwalk

T3101 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11481676
 Status: Active
 Size: 1,737 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$1,150,000
 List PPSF: \$662
 Valuated Price: \$945,000
 Valuated PPSF: \$544

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: 300
 Number of active listings for rent: 0
 Number of active listings for sale: 34
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

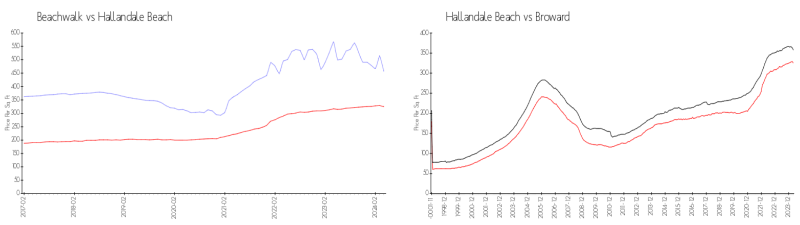
Building Association Information

Beachwalk
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009
 Phone: +1 954-457-4488

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1909	1,020 sq ft	Mar 2024	\$535,000	\$525
R2107	1,030 sq ft	Mar 2024	\$540,000	\$524
R2703	1,030 sq ft	Feb 2024	\$525,000	\$510
1908	1,037 sq ft	Jan 2024	\$530,000	\$511
R309	1,020 sq ft	Dec 2023	\$430,000	\$422

Market Information



Beachwalk: \$457/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Beachwalk: 11%
 Hallandale Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Beachwalk	112 days
Hallandale Beach	76 days
Broward	67 days