

# Unit 1409 - Beach Club 3

1409 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11516235
Status:	Active
Size:	1,086 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$735,000
List PPSF:	\$677
Valuated Price:	\$594,000
Valuated PPSF:	\$547

*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:	389
Number of active listings for rent:	42
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

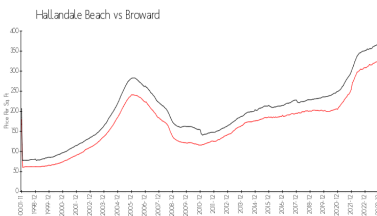
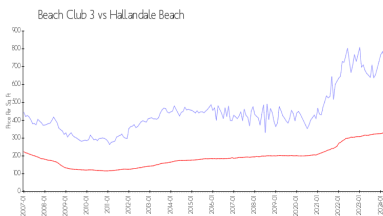
## Building Association Information

Beach Club 3 Condominium association  
(954) 457-8587

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
810	1,782 sq ft	Apr 2024	\$1,050,000	\$589
1903	1,841 sq ft	Mar 2024	\$1,380,000	\$750
1403	1,841 sq ft	Mar 2024	\$1,300,000	\$706
2209	1,086 sq ft	Feb 2024	\$700,000	\$645
2308	1,571 sq ft	Jan 2024	\$1,000,000	\$637

## Market Information



Beach Club 3:	\$720/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Beach Club 3	4%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Beach Club 3  
Hallandale Beach  
Broward

66 days  
76 days  
67 days