

# Unit 1409 - Ocean Marine Yacht Club

1409 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11542737  
 Status: Active  
 Size: 1,306 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking

View:  
 List Price: \$810,000  
 List PPSF: \$620  
 Valuated Price: \$612,000  
 Valuated PPSF: \$490

*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

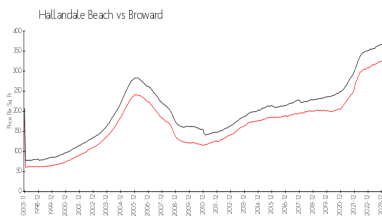
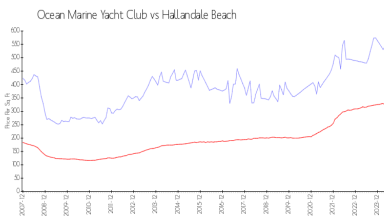
## Building Association Information

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: \$542/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

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 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