

Unit 404 - Ocean Marine Yacht Club

404 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11559898
 Status: Active
 Size: 999 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$449,000
 List PPSF: \$449
 Valuated Price: \$408,000
 Valuated PPSF: \$443

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

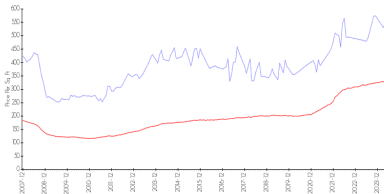
Ocean Marine Yacht Club condominium
 (954) 454-2221

Recent Sales

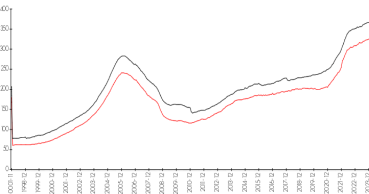
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2202 | 821 sq ft | May 2024 | \$450,000 | \$548 |
| 501 | 1,752 sq ft | Mar 2024 | \$750,000 | \$428 |
| 2209 | 1,306 sq ft | Mar 2024 | \$700,000 | \$536 |
| 807 | 836 sq ft | Feb 2024 | \$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 vs Hallandale Beach



Hallandale Beach vs Broward



Ocean Marine Yacht Club: \$542/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 Hallandale Beach: \$325/sq. ft.
 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 |