

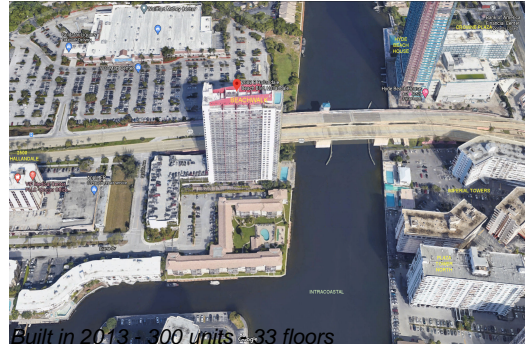
Unit T2301 - Beachwalk

T2301 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11574902
 Status: Active
 Size: 1,737 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking
 View:
 List Price: \$899,000
 List PPSF: \$518
 Valuated Price: \$872,000
 Valuated PPSF: \$502

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

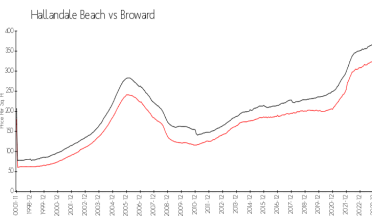
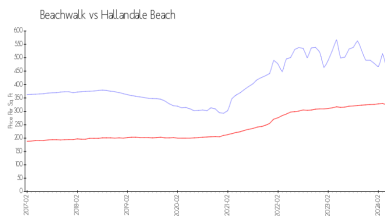
Building Association Information

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 |