

# Unit 4207 - Beach Club 1

4207 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	F10429494
Status:	Pending
Size:	1,571 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Water View
List Price:	\$999,000
List PPSF:	\$636
Valuated Price:	\$1,209,000
Valuated PPSF:	\$770

*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:	385
Number of active listings for rent:	29
Number of active listings for sale:	21
Building inventory for sale:	5%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

## Building Association Information

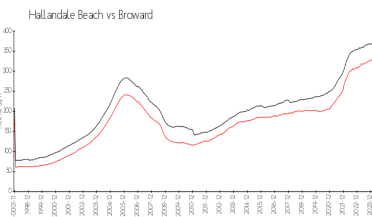
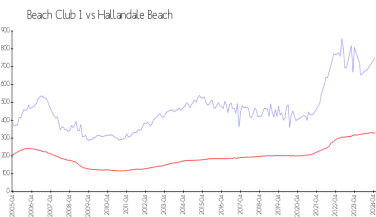
Beach Club Master Association  
(954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Cont](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905	1,782 sq ft	May 2024	\$1,200,000	\$673
3508	1,571 sq ft	Apr 2024	\$945,000	\$602
3002	1,841 sq ft	Feb 2024	\$1,500,000	\$815
3810	1,782 sq ft	Feb 2024	\$1,225,000	\$687
3305	1,782 sq ft	Dec 2023	\$1,350,000	\$758
3208	1,571 sq ft	Dec 2023	\$925,000	\$589

## Market Information



Beach Club 1:	\$750/sq. ft.	Hallandale Beach:	\$329/sq. ft.
Hallandale Beach:	\$329/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Beach Club 1	5%
Hallandale Beach	4%



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Beach Club 1	57 days
Hallandale Beach	77 days
Broward	68 days