

# Unit 3107 - Beach Club 3

3107 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11519363  
 Status: Active  
 Size: 1,571 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,300,000  
 List PPSF: \$827  
 Valuated Price: \$1,066,000  
 Valuated PPSF: \$679

*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

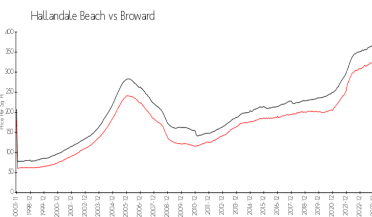
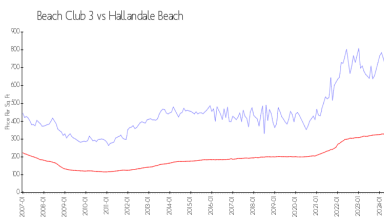
## Building Association Information

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