

# Unit R1405 - Hyde Beach House

R1405 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11184843             |
| Status:         | Active                |
| Size:           | 1,044 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$855,000             |
| List PPSF:      | \$819                 |
| Valuated Price: | \$662,000             |
| Valuated PPSF:  | \$634                 |

*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:                         | 341 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 76  |
| Building inventory for sale:             | 22% |
| Number of sales over the last 12 months: | 32  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

Hyde Beach House  
Address: 4010 S Ocean Dr,  
Hollywood, FL 33019  
Phone: +1 786-522-3800

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| R1608  | 1,361 sq ft | Apr 2024     | \$880,000  | \$647 |
| R2201  | 1,075 sq ft | Mar 2024     | \$770,000  | \$716 |
| R1005  | 1,044 sq ft | Nov 2023     | \$738,000  | \$707 |
| T4207  | 1,100 sq ft | Nov 2023     | \$890,000  | \$809 |
| T3902  | 1,075 sq ft | Nov 2023     | \$910,000  | \$847 |

## Market Information

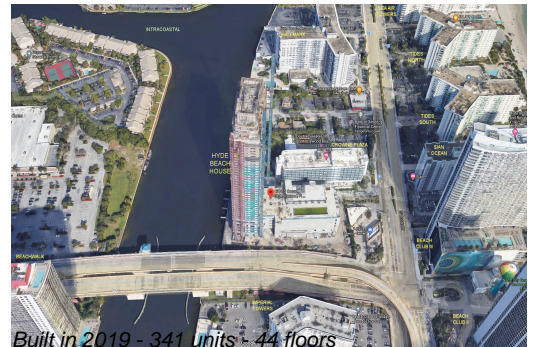


Hyde Beach House: \$704/sq. ft.  
Hollywood Beach: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.  
Broward: \$348/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Hyde Beach House | 22% |
| Hollywood Beach  | 5%  |
| Broward          | 3%  |



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

|                  |          |
|------------------|----------|
| Hyde Beach House | 147 days |
| Hollywood Beach  | 85 days  |
| Broward          | 67 days  |