

# Unit LPH3 - Hyde Beach Resort & Residences

LPH3 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11309652  
 Status: Active  
 Size: 2,500 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$1,849,000  
 List PPSF: \$740  
 Valuated Price: \$1,037,000  
 Valuated PPSF: \$913

*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: 407  
 Number of active listings for rent: 0  
 Number of active listings for sale: 78  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 41  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 9

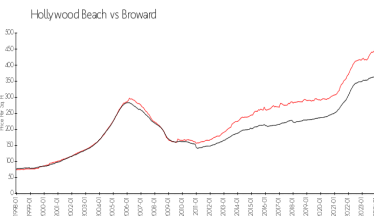
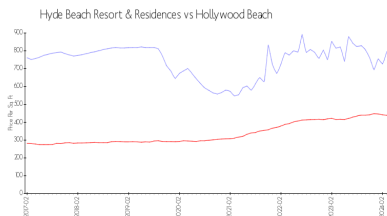
## Building Association Information

Hyde Beach Residence & Resort  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	802 sq ft	Apr 2024	\$570,000	\$711
3212	869 sq ft	Apr 2024	\$660,000	\$759
2206	1,129 sq ft	Apr 2024	\$820,000	\$726
3309	841 sq ft	Mar 2024	\$645,000	\$767
1812	869 sq ft	Mar 2024	\$630,000	\$725
605	701 sq ft	Mar 2024	\$580,000	\$827

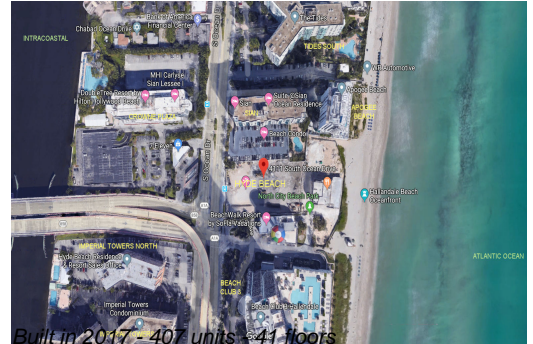
## Market Information



Hyde Beach Resort & Residences: \$796/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences: 19%  
 Hollywood Beach: 5%  
 Broward: 3%



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

Hyde Beach Resort & Residences	179 days
Hollywood Beach	83 days
Broward	66 days