

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:	\$1,030,000
Valuated PPSF:	\$907

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:	35
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	7

Building Association Information

Hyde Beach Residence & Resort

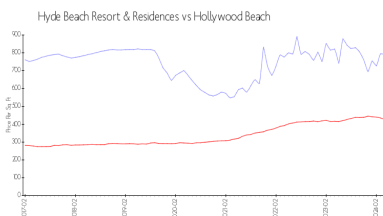
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009

Phone: +1 954-457-4488

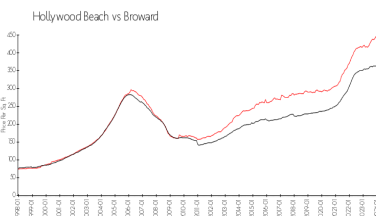
Recent Sales

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



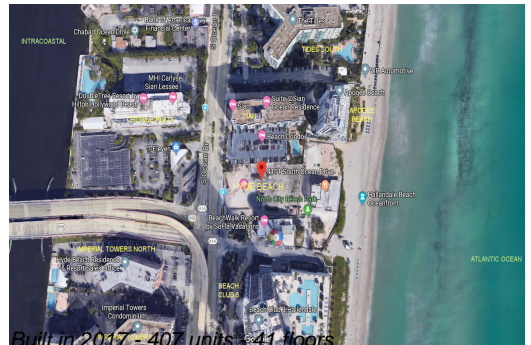
Hyde Beach Resort & Residences: \$791/sq. ft.
Hollywood Beach: \$427/sq. ft.



Hollywood Beach: \$427/sq. ft.
Broward: \$348/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	198 days
Hollywood Beach	85 days
Broward	67 days