

# Unit 2703 - Beach Club 2

2703 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11318469  
 Status: Active  
 Size: 1,733 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,575,000  
 List PPSF: \$909  
 Valuated Price: \$1,326,000  
 Valuated PPSF: \$765

*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: 483  
 Number of active listings for rent: 125  
 Number of active listings for sale: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

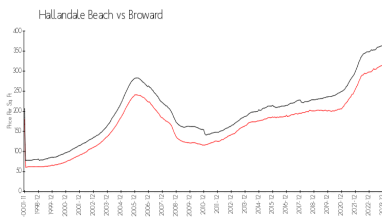
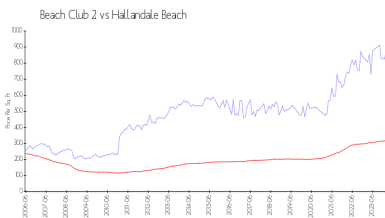
## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	2,065 sq ft	Apr 2024	\$2,175,000	\$1,053
2406	1,458 sq ft	Mar 2024	\$1,220,000	\$837
4508	1,458 sq ft	Mar 2024	\$1,150,000	\$789
5103	2,566 sq ft	Mar 2024	\$1,900,000	\$740
2209	844 sq ft	Mar 2024	\$700,000	\$829

## Market Information



Beach Club 2: \$778/sq. ft.  
 Hallandale Beach: \$319/sq. ft.  
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 Broward: \$349/sq. ft.

## Inventory for Sale

Beach Club 2: 5%  
 Hallandale Beach: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Beach Club 2  
Hallandale Beach  
Broward

107 days  
75 days  
66 days