

Unit 3801 - Beach Club 3

3801 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11355276 |
| Status: | Active |
| Size: | 2,078 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$1,899,000 |
| List PPSF: | \$914 |
| Valuated Price: | \$2,057,000 |
| Valuated PPSF: | \$990 |

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

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|--|-----|
| Number of units: | 389 |
| Number of active listings for rent: | 42 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 27 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 5 |

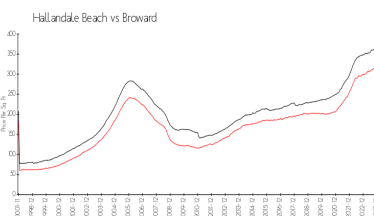
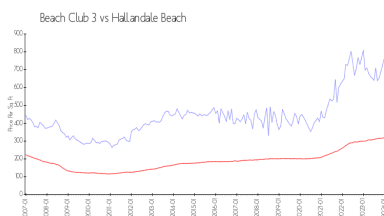
Building Association Information

Beach Club 3 Condominium association
(954) 457-8587

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 3906 | 1,086 sq ft | Dec 2023 | \$706,000 | \$650 |

Market Information



| | | | |
|-------------------|---------------|-------------------|---------------|
| Beach Club 3: | \$744/sq. ft. | Hallandale Beach: | \$322/sq. ft. |
| Hallandale Beach: | \$322/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Beach Club 3 | 5% |
| Hallandale Beach | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



Beach Club 3
Hallandale Beach
Broward

64 days
74 days
65 days