

# Unit 3607 - Hyde Beach Resort & Residences

3607 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11396983
Status:	Active
Size:	852 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,598,000
List PPSF:	\$1,876
Valuated Price:	\$750,000
Valuated PPSF:	\$880

*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:	80
Building inventory for sale:	19%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	7

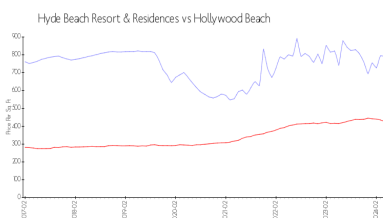
## Building Association Information

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

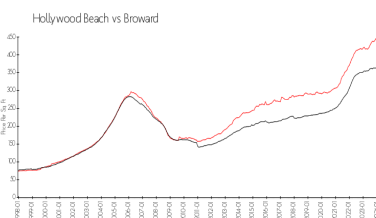
## Recent Sales

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



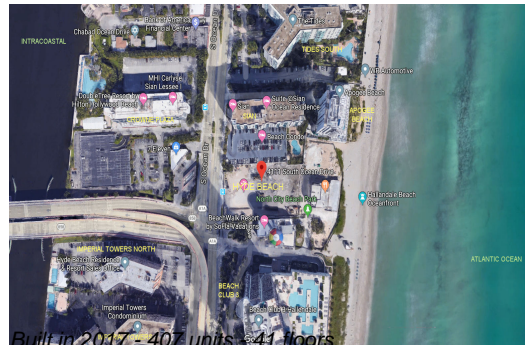
Hyde Beach Resort & Residences: \$791/sq. ft.  
Hollywood Beach: \$427/sq. ft.



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

## Inventory for Sale

Hyde Beach Resort & Residences	20%
Hollywood Beach	5%
Broward	3%



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

Hyde Beach Resort & Residences	204 days
Hollywood Beach	85 days
Broward	67 days