

# Unit UPH11 - Hyde Beach Resort & Residences

UPH11 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11461152
Status:	Active
Size:	1,087 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$979,900
List PPSF:	\$901
Valuated Price:	\$1,012,000
Valuated PPSF:	\$931

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:	38
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	9

## Building Association Information

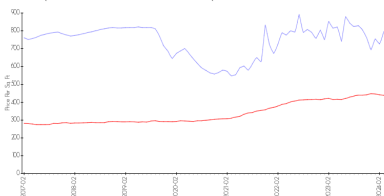
Hyde Beach Residence & Resort  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

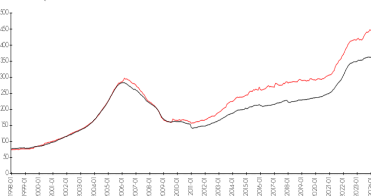
Unit #	Size	Closing Date	Sale Price	PPSF
502	802 sq ft	Apr 2024	\$570,000	\$711
3212	869 sq ft	Apr 2024	\$660,000	\$759
2206	1,129 sq ft	Apr 2024	\$820,000	\$726
3309	841 sq ft	Mar 2024	\$645,000	\$767
1812	869 sq ft	Mar 2024	\$630,000	\$725
605	701 sq ft	Mar 2024	\$580,000	\$827

## Market Information

Hyde Beach Resort & Residences vs Hollywood Beach



Hollywood Beach vs Broward

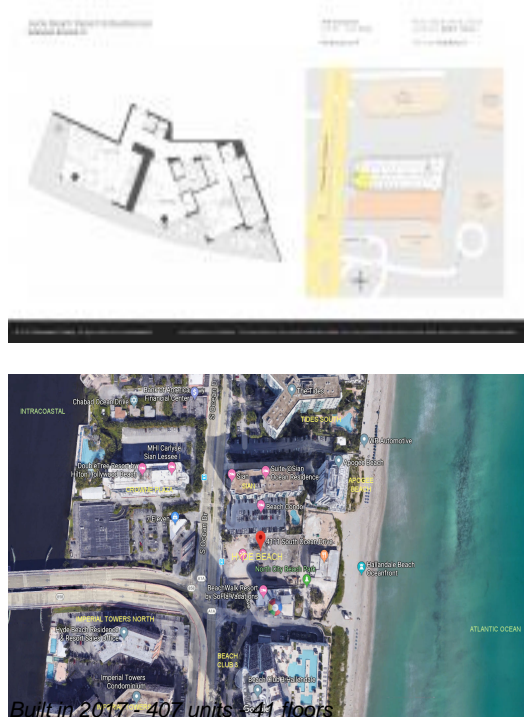


Hyde Beach Resort & Residences: \$796/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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	182 days
Hollywood Beach	84 days
Broward	66 days