

# Unit 1604 - Hyde Beach Resort & Residences

1604 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11465031
Status:	Active
Size:	1,126 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$819,900
List PPSF:	\$728
Valuated Price:	\$738,000
Valuated PPSF:	\$655

*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:	83
Building inventory for sale:	20%
Number of sales over the last 12 months:	32
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

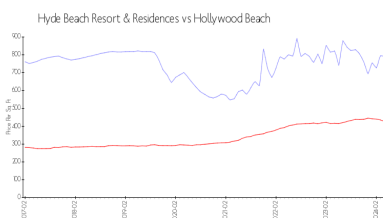
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009

Phone: +1 954-457-4488

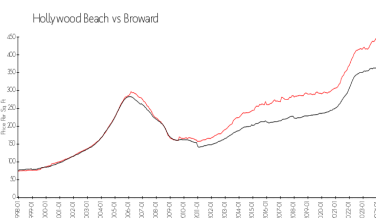
## Recent Sales

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



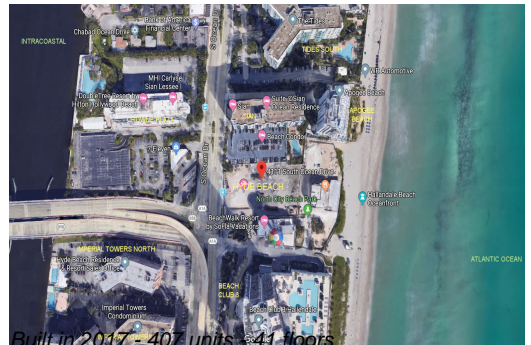
Hyde Beach Resort & Residences: \$791/sq. ft.  
Hollywood Beach: \$427/sq. ft.



Hollywood Beach: \$427/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences	20%
Hollywood Beach	6%
Broward	4%



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

Hyde Beach Resort & Residences	199 days
Hollywood Beach	85 days
Broward	67 days