

# Unit 204 - Hyde Beach Resort & Residences

204 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11499865                                   |
| Status:         | Active                                      |
| Size:           | 653 Sq ft.                                  |
| Bedrooms:       | 1   |
| Full Bathrooms: | 1   |
| Half Bathrooms: |   |
| Parking Spaces: | Covered Parking,Guest Parking,Valet Parking |
| View:           |   |
| List Price:     | \$615,999                                   |
| List PPSF:      | \$943                                       |
| Valuated Price: | \$465,000                                   |
| Valuated PPSF:  | \$712                                       |

*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   |

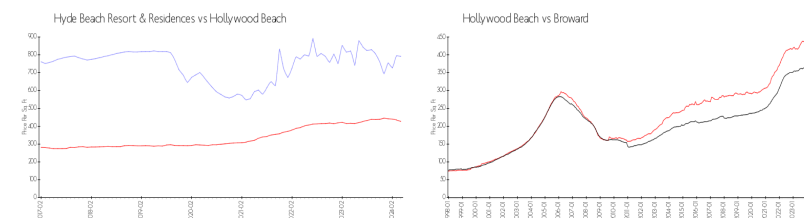
## Building Association Information

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  |