

# Unit R2106 - Hyde Beach House

R2106 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11501380  
 Status: Active  
 Size: 702 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$640,000  
 List PPSF: \$912  
 Valuated Price: \$498,000  
 Valuated PPSF: \$709

*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: 341  
 Number of active listings for rent: 0  
 Number of active listings for sale: 76  
 Building inventory for sale: 22%  
 Number of sales over the last 12 months: 33  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 5

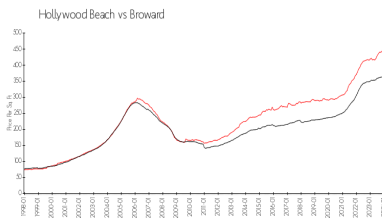
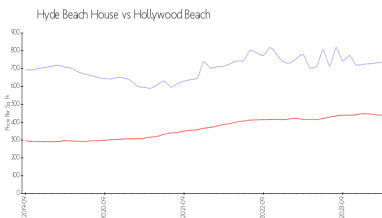
## Building Association Information

Hyde Beach House  
 Address: 4010 S Ocean Dr,  
 Hollywood, FL 33019  
 Phone: +1 786-522-3800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1608	1,361 sq ft	Apr 2024	\$880,000	\$647
R2201	1,075 sq ft	Mar 2024	\$770,000	\$716
R1005	1,044 sq ft	Nov 2023	\$738,000	\$707
T4207	1,100 sq ft	Nov 2023	\$890,000	\$809
T3902	1,075 sq ft	Nov 2023	\$910,000	\$847

## Market Information



Hyde Beach House: \$734/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Hyde Beach House: 22%  
 Hollywood Beach: 5%  
 Broward: 3%



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

Hyde Beach House	151 days
Hollywood Beach	84 days
Broward	66 days