

# Unit R2304 - Beachwalk

R2304 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11504724
Status:	Active
Size:	1,037 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking,Guest Parking
View:	
List Price:	\$545,000
List PPSF:	\$526
Valuated Price:	\$485,000
Valuated PPSF:	\$468

*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:	300
Number of active listings for rent:	0
Number of active listings for sale:	38
Building inventory for sale:	12%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

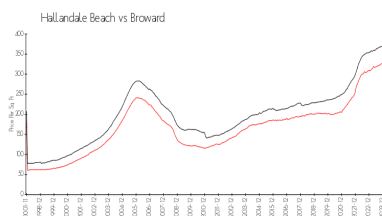
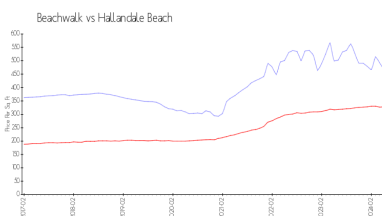
## Building Association Information

Beachwalk  
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1909	1,020 sq ft	Mar 2024	\$535,000	\$525
R2107	1,030 sq ft	Mar 2024	\$540,000	\$524
R2703	1,030 sq ft	Feb 2024	\$525,000	\$510
1908	1,037 sq ft	Jan 2024	\$530,000	\$511
R309	1,020 sq ft	Dec 2023	\$430,000	\$422

## Market Information

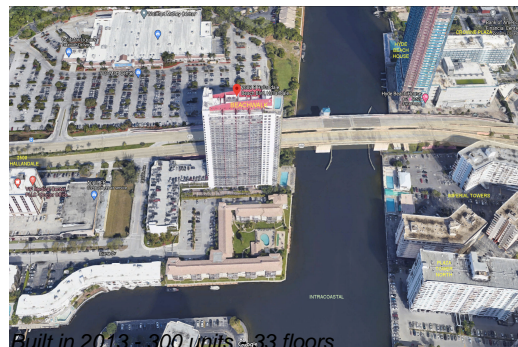


Beachwalk:	\$468/sq. ft.	Hallandale Beach:	\$328/sq. ft.
Hallandale Beach:	\$328/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Beachwalk	13%
Hallandale Beach	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Beachwalk	122 days
Hallandale Beach	76 days
Broward	69 days