

# 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: \$557,500  
 List PPSF: \$538  
 Valuated Price: \$474,000  
 Valuated PPSF: \$457

*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: 35  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

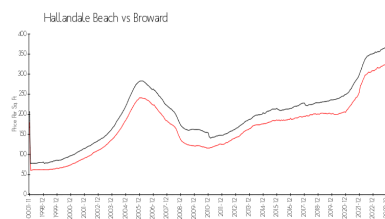
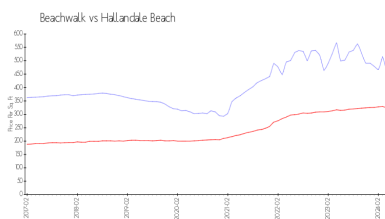
## Building Association Information

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

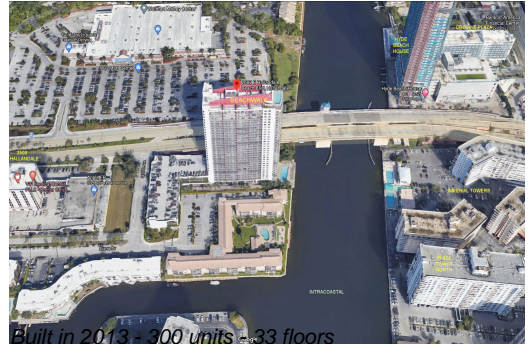


Beachwalk: \$457/sq. ft.      Hallandale Beach: \$325/sq. ft.  
 Hallandale Beach: \$325/sq. ft.      Broward: \$353/sq. ft.

## Inventory for Sale

Beachwalk: 12%  
 Hallandale Beach: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Beachwalk  
Hallandale Beach  
Broward

117 days  
77 days  
68 days