

Unit 3809 - Beach Club 2

3809 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11520623
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$785,000
List PPSF:	\$930
Valuated Price:	\$657,000
Valuated PPSF:	\$778

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:	483
Number of active listings for rent:	125
Number of active listings for sale:	21
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

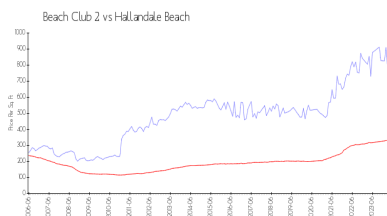
Building Association Information

Beach Club 2 Condominium association
(954) 457-4622

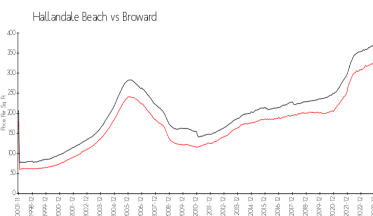
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3506	1,458 sq ft	Jun 2024	\$1,000,000	\$686
3107	871 sq ft	Jun 2024	\$590,000	\$677
1602	2,065 sq ft	Apr 2024	\$2,175,000	\$1,053
2406	1,458 sq ft	Mar 2024	\$1,220,000	\$837
4508	1,458 sq ft	Mar 2024	\$1,150,000	\$789
5103	2,566 sq ft	Mar 2024	\$1,900,000	\$740
2209	844 sq ft	Mar 2024	\$700,000	\$829

Market Information



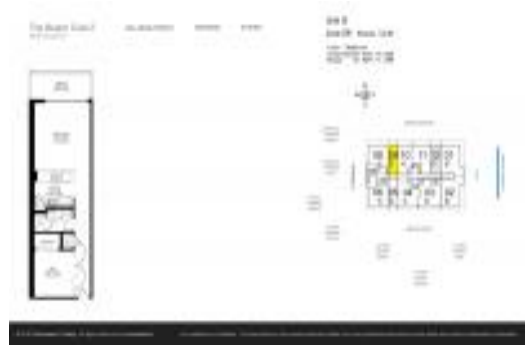
Beach Club 2: \$812/sq. ft.
Hallandale Beach: \$328/sq. ft.



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

Inventory for Sale

Beach Club 2	4%
Hallandale Beach	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Beach Club 2	101 days
Hallandale Beach	76 days
Broward	69 days