

Unit 2808 N 46th Ave # E245 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E245 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11522576
 Status: Active
 Size: 1,008 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Parking-Under Building
 View:
 List Price: \$250,000
 List PPSF: \$248
 Valuated Price: \$233,000
 Valuated PPSF: \$231

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: 442
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 9

Building Association Information

Grandview At Emerald Hills Inc
 Address: 2800 N 46th Ave,
 Hollywood, FL 33021
 Phone: +1 954-983-7910

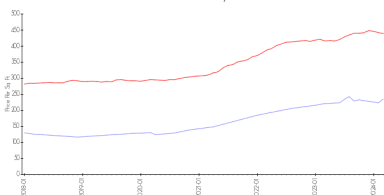
<https://www.grandvieweh.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K687	1,383 sq ft	Apr 2024	\$290,000	\$210
G566	1,785 sq ft	Apr 2024	\$330,000	\$185
D236	1,381 sq ft	Apr 2024	\$323,000	\$234
F562	1,383 sq ft	Apr 2024	\$340,000	\$246
C330	1,785 sq ft	Mar 2024	\$320,000	\$179
K386	1,314 sq ft	Mar 2024	\$305,000	\$232
B219	1,383 sq ft	Mar 2024	\$340,000	\$246
H575	1,900 sq ft	Mar 2024	\$355,000	\$187
D542	1,925 sq ft	Mar 2024	\$570,000	\$296

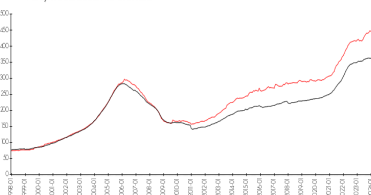
Market Information

Grandview at Emerald Hills (A to K) vs Hollywood Beach



Grandview at \$236/sq. ft.

Hollywood Beach vs Broward



Hollywood Beach: \$439/sq. ft.



Emerald Hills (A to
K):

Hollywood Beach: \$439/sq. ft.

Broward:

\$349/sq. ft.

Inventory for Sale

Grandview at Emerald Hills (A to K) 1%

Hollywood Beach 5%

Broward 3%

Avg. Time to Close Over Last 12 Months

Grandview at Emerald Hills (A to K) 49 days

Hollywood Beach 84 days

Broward 66 days