

Unit 2109 - Hyde Beach Resort & Residences

2109 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11522901 |
| Status: | Active |
| Size: | 841 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$650,000 |
| List PPSF: | \$773 |
| Valuated Price: | \$637,000 |
| Valuated PPSF: | \$757 |

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

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|--|-----|
| Number of units: | 407 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 83 |
| Building inventory for sale: | 20% |
| Number of sales over the last 12 months: | 32 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 7 |

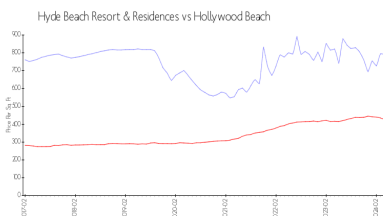
Building Association Information

Hyde Beach Residence & Resort
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009
Phone: +1 954-457-4488

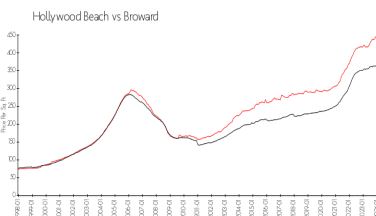
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 502 | 802 sq ft | Apr 2024 | \$570,000 | \$711 |
| 3212 | 869 sq ft | Apr 2024 | \$660,000 | \$759 |
| 2206 | 1,129 sq ft | Apr 2024 | \$820,000 | \$726 |
| 3309 | 841 sq ft | Mar 2024 | \$645,000 | \$767 |
| 1812 | 869 sq ft | Mar 2024 | \$630,000 | \$725 |
| 605 | 701 sq ft | Mar 2024 | \$580,000 | \$827 |

Market Information



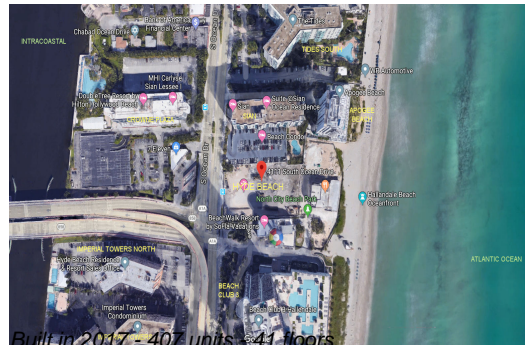
Hyde Beach Resort & Residences: \$791/sq. ft.
Hollywood Beach: \$427/sq. ft.



Hollywood Beach: \$427/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

| | |
|--------------------------------|-----|
| Hyde Beach Resort & Residences | 20% |
| Hollywood Beach | 6% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 199 days |
| Hollywood Beach | 85 days |
| Broward | 67 days |