

# Unit 3504 - Beach Club 2

3504 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11523650
Status:	Active
Size:	1,675 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Valet Parking
View:	
List Price:	\$1,370,000
List PPSF:	\$818
Valuated Price:	\$1,437,000
Valuated PPSF:	\$858

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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

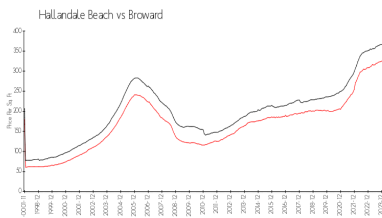
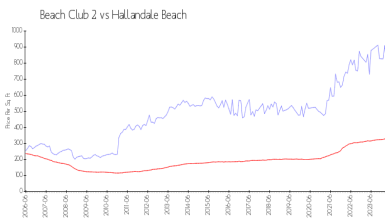
## Building Association Information

Beach Club 2 Condominium association  
(954) 457-4622

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$842/sq. ft.	Hallandale Beach:	\$325/sq. ft.
Hallandale Beach:	\$325/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Beach Club 2	5%
Hallandale Beach	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Beach Club 2  
Hallandale Beach  
Broward

99 days  
77 days  
68 days