

# Unit R2009 - Hyde Beach House

R2009 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11523807              |
| Status:         | Active                 |
| Size:           | 1,060 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$799,000              |
| List PPSF:      | \$754                  |
| Valuated Price: | \$760,000              |
| Valuated PPSF:  | \$717                  |

*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:                         | 341 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 66  |
| Building inventory for sale:             | 19% |
| Number of sales over the last 12 months: | 36  |
| Number of sales over the last 6 months:  | 17  |
| Number of sales over the last 3 months:  | 12  |

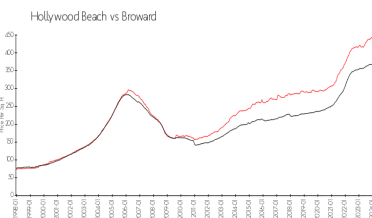
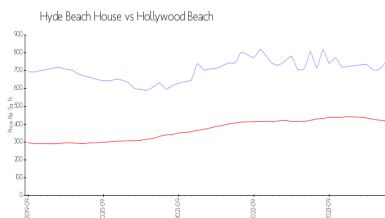
## Building Association Information

Hyde Beach House  
 Address: 4010 S Ocean Dr,  
 Hollywood, FL 33019  
 Phone: +1 786-522-3800

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| R3303  | 1,054 sq ft | Jun 2024     | \$745,000   | \$707 |
| T4001  | 1,075 sq ft | Jun 2024     | \$960,000   | \$893 |
| R1107  | 1,055 sq ft | Jun 2024     | \$700,000   | \$664 |
| T4008  | 1,361 sq ft | Jun 2024     | \$1,150,000 | \$845 |
| R2302  | 1,180 sq ft | May 2024     | \$750,000   | \$636 |

## Market Information

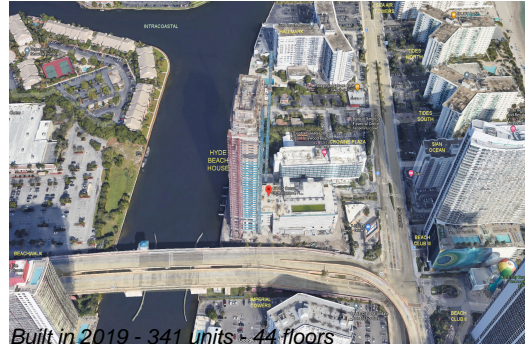


Hyde Beach House: \$749/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

Hollywood Beach: \$418/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

|                  |     |
|------------------|-----|
| Hyde Beach House | 19% |
| Hollywood Beach  | 5%  |
| Broward          | 4%  |



## **Avg. Time to Close Over Last 12 Months**

|                  |          |
|------------------|----------|
| Hyde Beach House | 165 days |
| Hollywood Beach  | 91 days  |
| Broward          | 70 days  |