

# Unit 2806 - Hyde Beach Resort & Residences

2806 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11541940             |
| Status:         | Active                |
| Size:           | 1,129 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$799,999             |
| List PPSF:      | \$709                 |
| Valuated Price: | \$834,000             |
| Valuated PPSF:  | \$739                 |

*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:                         | 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: | 35  |
| Number of sales over the last 6 months:  | 15  |
| Number of sales over the last 3 months:  | 7   |

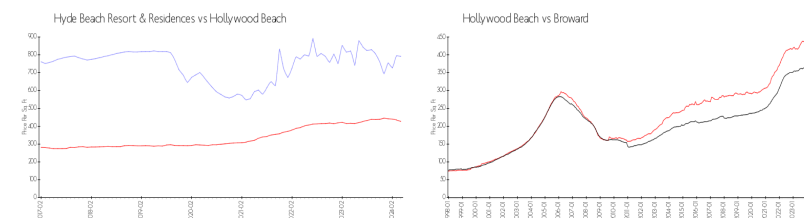
## Building Association Information

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 |

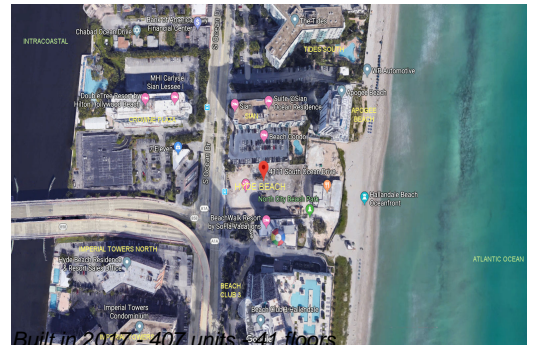
## Market Information



|                                 |               |                  |               |
|---------------------------------|---------------|------------------|---------------|
| 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                | 5%  |
| Broward                        | 4%  |



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

|                                |          |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 204 days |
| Hollywood Beach                | 85 days  |
| Broward                        | 67 days  |