

# Unit 4409 - Beach Club 2

4409 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11549198  
 Status: Active  
 Size: 844 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Valet Parking  
 View: Ocean View  
 Rental Price: \$4,400  
 List PPSF: \$5  
 Valuated Price: \$721,000  
 Valuated PPSF: \$854

*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: 23  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 6

## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Market Information



Beach Club 2: \$839/sq. ft.  
 Hallandale Beach: \$326/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale

Beach Club 2: 5%  
 Hallandale Beach: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Beach Club 2: 108 days  
 Hallandale Beach: 76 days  
 Broward: 67 days

