

# Unit LPH6 - Hyde Beach Resort & Residences

LPH6 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11553534  
 Status: Active  
 Size: 1,129 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$990,000  
 List PPSF: \$877  
 Valuated Price: \$937,000  
 Valuated PPSF: \$830

*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: 78  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 38  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 9

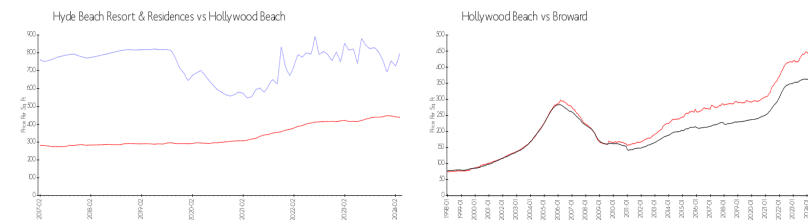
## Building Association Information

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 |

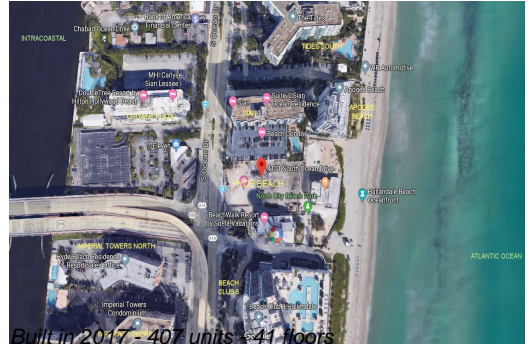
## Market Information



|                                 |               |                  |               |
|---------------------------------|---------------|------------------|---------------|
| Hyde Beach Resort & Residences: | \$796/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach:                | \$439/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

Hyde Beach Resort & Residences: 19%  
 Hollywood Beach: 5%  
 Broward: 3%



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

|                                |          |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 182 days |
| Hollywood Beach                | 84 days  |
| Broward                        | 66 days  |