

Unit 2602 - Hyde Beach Resort & Residences

2602 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11557109
 Status: Active
 Size: 1,145 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,170,000
 List PPSF: \$1,022
 Valuated Price: \$987,000
 Valuated PPSF: \$862

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: 22
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

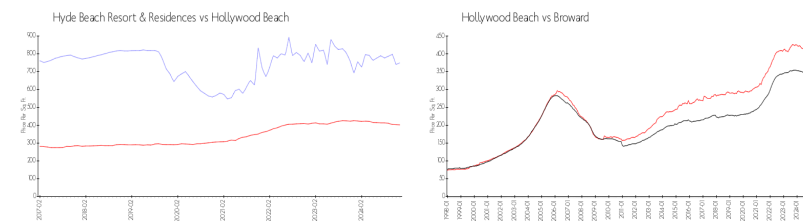
Building Association Information

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
1905	1,161 sq ft	Dec 2024	\$817,500	\$704
3810	850 sq ft	Nov 2024	\$605,000	\$712
3004	1,126 sq ft	Nov 2024	\$850,000	\$755
UPH5	1,126 sq ft	Nov 2024	\$875,000	\$777
2404	1,126 sq ft	Oct 2024	\$815,000	\$724
2702	1,145 sq ft	Oct 2024	\$1,050,000	\$917
2106	1,129 sq ft	Oct 2024	\$780,000	\$691

Market Information

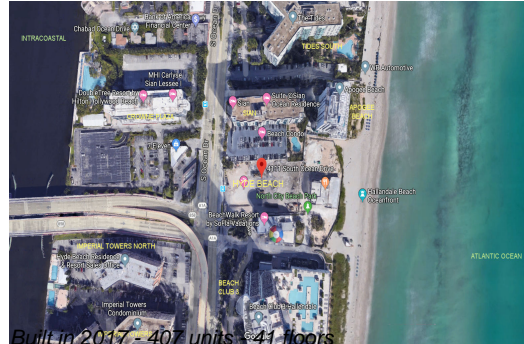


Hyde Beach Resort & Residences: \$753/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Hyde Beach Resort & Residences: 20%
 Hollywood Beach: 7%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Hyde Beach Resort & Residences	160 days
Hollywood Beach	91 days
Broward	78 days