

# Unit 2106 - Hyde Beach Resort & Residences

2106 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11576750
Status:	Pending
Size:	1,129 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$799,000
List PPSF:	\$708
Valuated Price:	\$666,000
Valuated PPSF:	\$590

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:	73
Building inventory for sale:	17%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

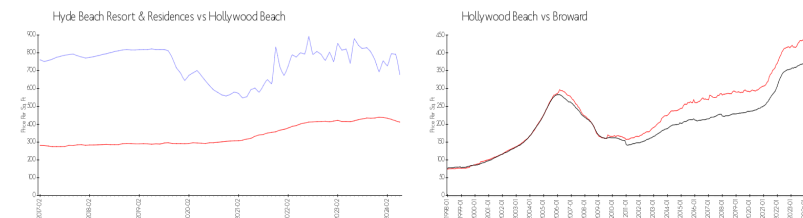
## Building Association Information

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
3805	1,126 sq ft	May 2024	\$865,000	\$768
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

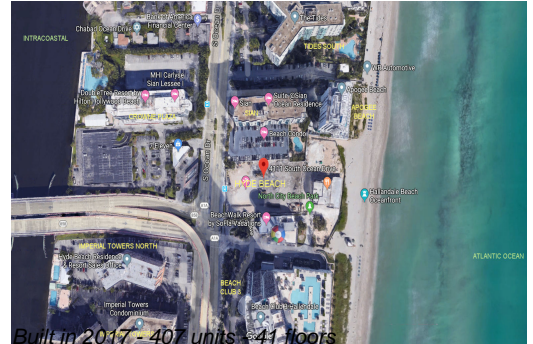
## Market Information



Hyde Beach Resort & Residences:	\$677/sq. ft.	Hollywood Beach:	\$412/sq. ft.
Hollywood Beach:	\$412/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences	18%
Hollywood Beach	5%
Broward	4%



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

Hyde Beach Resort & Residences	204 days
Hollywood Beach	90 days
Broward	69 days