

# Unit 3410 - Beach Club 1

3410 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11577587  
 Status: Active  
 Size: 1,782 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View:  
 List Price: \$1,290,000  
 List PPSF: \$724  
 Valuated Price: \$1,290,000  
 Valuated PPSF: \$724

*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: 385  
 Number of active listings for rent: 29  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 5

## Building Association Information

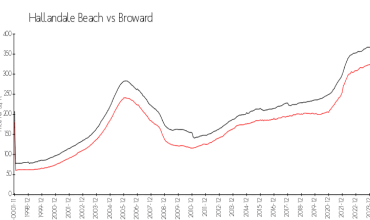
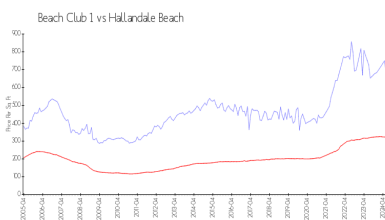
Beach Club Master Association  
 (954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Content](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Content)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LP4204	2,078 sq ft	Jun 2024	\$2,100,000	\$1,011
4207	1,571 sq ft	Jun 2024	\$965,000	\$614
1905	1,782 sq ft	May 2024	\$1,200,000	\$673
3508	1,571 sq ft	Apr 2024	\$945,000	\$602
3002	1,841 sq ft	Feb 2024	\$1,500,000	\$815
3810	1,782 sq ft	Feb 2024	\$1,225,000	\$687

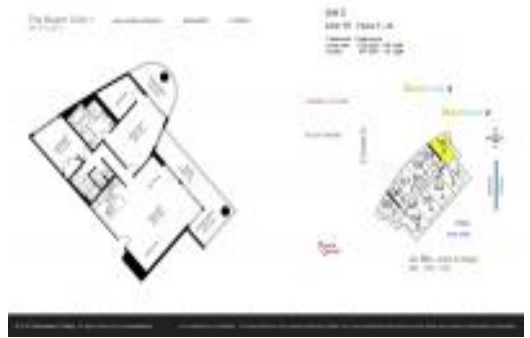
## Market Information



Beach Club 1: \$664/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Beach Club 1 4%



Hallandale Beach	4%
Broward	4%

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

Beach Club 1	54 days
Hallandale Beach	74 days
Broward	70 days