

Unit 2303 - Hyde Beach Resort & Residences

2303 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11578598 |
| Status: | Active |
| Size: | 1,136 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$884,900 |
| List PPSF: | \$779 |
| Valuated Price: | \$818,000 |
| Valuated PPSF: | \$720 |

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: | 74 |
| Building inventory for sale: | 18% |
| Number of sales over the last 12 months: | 28 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 6 |

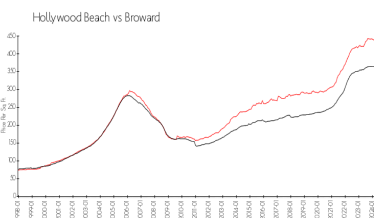
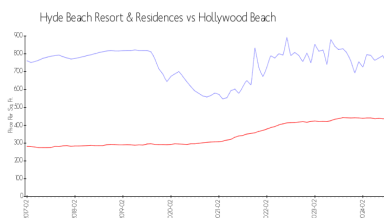
Building Association Information

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 |
|--------|-----------|--------------|------------|-------|
| 405 | 701 sq ft | Sep 2024 | \$615,000 | \$877 |
| LP110 | 850 sq ft | Jul 2024 | \$680,000 | \$800 |
| 2112 | 869 sq ft | Jul 2024 | \$600,000 | \$690 |
| 3107 | 852 sq ft | Jul 2024 | \$684,999 | \$804 |
| 1009 | | Jul 2024 | \$590,000 | |
| 1509 | 841 sq ft | Jul 2024 | \$615,000 | \$731 |

Market Information



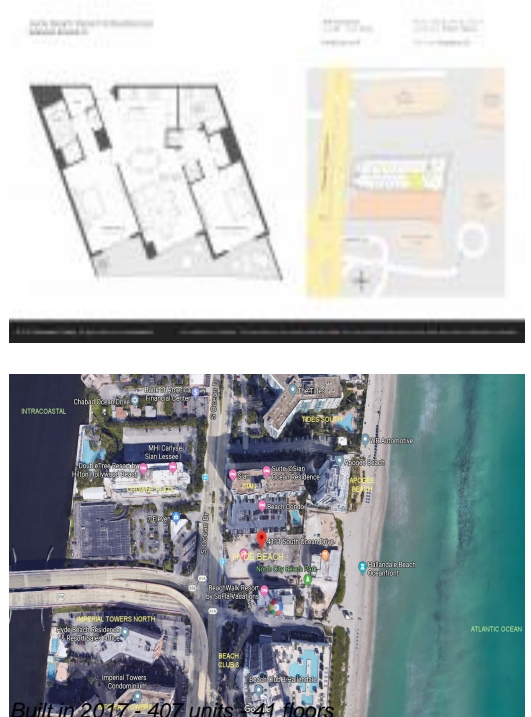
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|---------------------------------|---------------|------------------|---------------|
| Hyde Beach Resort & Residences: | \$736/sq. ft. | Hollywood Beach: | \$436/sq. ft. |
| Hollywood Beach: | \$436/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|--------------------------------|-----|
| Hyde Beach Resort & Residences | 18% |
| Hollywood Beach | 6% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 200 days |
|--------------------------------|----------|



Hollywood Beach
Broward

87 days
72 days