

# Unit 2904 - Hyde Beach Resort & Residences

2904 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                              |
|-----------------|------------------------------|
| MLS Number:     | A11579626                    |
| Status:         | Active                       |
| Size:           | 1,126 Sq ft.                 |
| Bedrooms:       | 2                            |
| Full Bathrooms: | 2                            |
| Half Bathrooms: |                              |
| Parking Spaces: |                              |
| View:           | Intracoastal View,Ocean View |
| Rental Price:   | \$7,000                      |
| List PPSF:      | \$6                          |
| Valuated Price: | \$719,000                    |
| Valuated PPSF:  | \$639                        |

*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.*

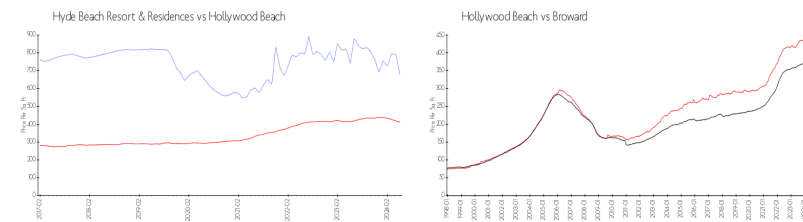
## Building Information

|  |     |
|--|-----|
| 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

## 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  |

