

# Unit 3706 - Hyde Beach Resort & Residences

3706 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11588900
Status:	Active Under Contract
Size:	1,129 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	None
View:	
List Price:	\$799,000
List PPSF:	\$708
Valuated Price:	\$850,000
Valuated PPSF:	\$753

*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:	76
Building inventory for sale:	18%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

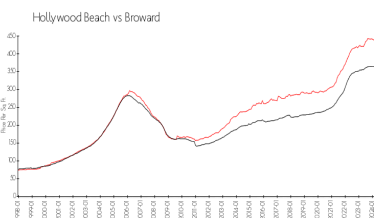
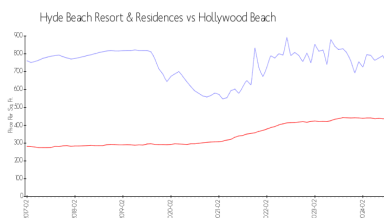
## Building Association Information

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



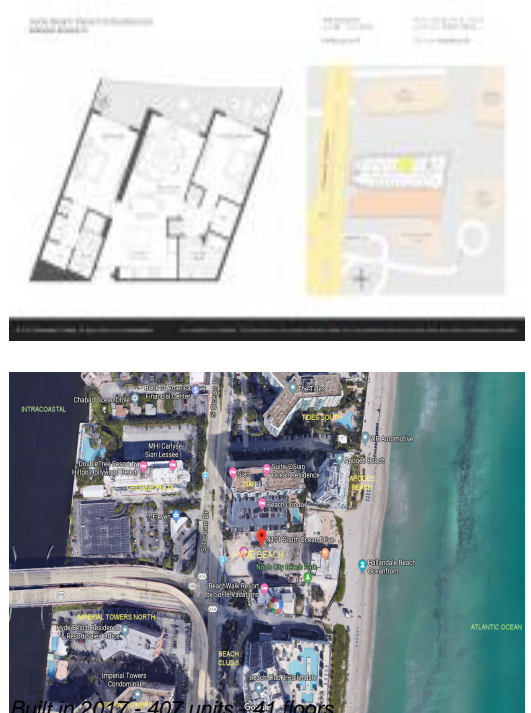
Hyde Beach Resort & Residences:	\$736/sq. ft.	Hollywood Beach:	\$436/sq. ft.
Hollywood Beach:	\$436/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences	19%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Hyde Beach Resort & Residences	200 days
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Hollywood Beach  
Broward

87 days  
72 days