

Unit 2106 - Beach Club 1

2106 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11589107
 Status: Active
 Size: 1,086 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View:
 List Price: \$740,000
 List PPSF: \$681
 Valuated Price: \$571,000
 Valuated PPSF: \$526

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

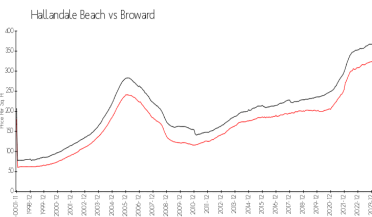
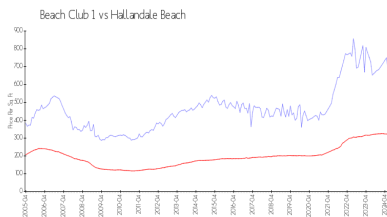
Beach Club Master Association
 (954) 883-3300

http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont

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 |