

# Unit 2504 - Ocean Marine Yacht Club

2504 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11597956  
 Status: Active  
 Size: 1,748 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking

View:  
 List Price: \$985,000  
 List PPSF: \$564  
 Valuated Price: \$920,000  
 Valuated PPSF: \$556

*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: 267  
 Number of active listings for rent: 16  
 Number of active listings for sale: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

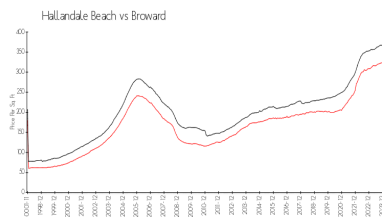
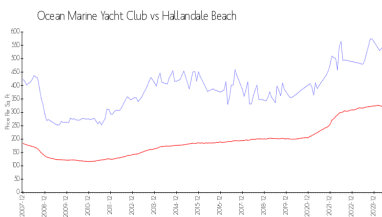
## Building Association Information

Ocean Marine Yacht Club condominium  
 (954) 454-2221

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	875 sq ft	Jul 2024	\$443,000	\$506
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536
807	836 sq ft	Feb 2024	\$450,000	\$538

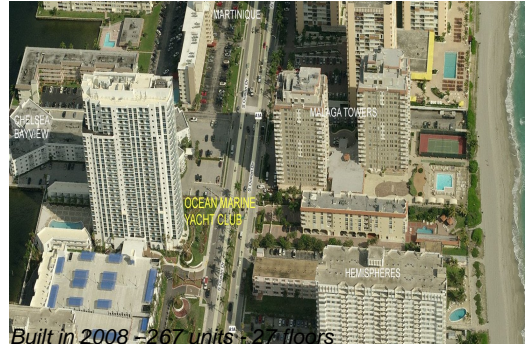
## Market Information



Ocean Marine Yacht Club: \$552/sq. ft.  
 Hallandale Beach: \$321/sq. ft.  
 Club: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Ocean Marine Yacht Club: 6%  
 Hallandale Beach: 4%  
 Broward: 4%



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

Ocean Marine Yacht Club	78 days
Hallandale Beach	74 days
Broward	70 days