

Unit 3409 - Beach Club 3

3409 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11600627
 Status: Active
 Size: 1,086 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$735,000
 List PPSF: \$677
 Valuated Price: \$684,000
 Valuated PPSF: \$630

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: 389
 Number of active listings for rent: 42
 Number of active listings for sale: 19
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

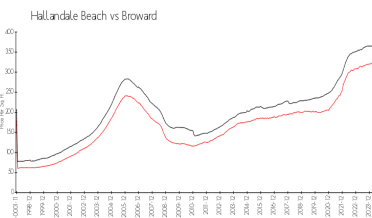
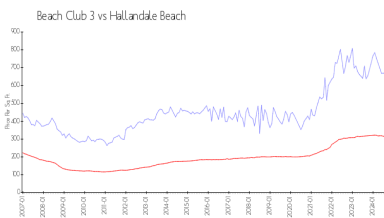
Building Association Information

Beach Club 3 Condominium association
 (954) 457-8587

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3009	1,086 sq ft	Sep 2024	\$760,000	\$700
2201	2,078 sq ft	Jun 2024	\$1,575,000	\$758
810	1,782 sq ft	Apr 2024	\$1,050,000	\$589
1903	1,841 sq ft	Mar 2024	\$1,380,000	\$750
1403	1,841 sq ft	Mar 2024	\$1,300,000	\$706

Market Information



Beach Club 3: \$680/sq. ft.
 Hallandale Beach: \$315/sq. ft.
 Hallandale Beach: \$315/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Beach Club 3: 5%
 Hallandale Beach: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Beach Club 3: 68 days
 Hallandale Beach: 77 days
 Broward: 72 days

