

# Unit 404 - Ocean Marine Yacht Club

404 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11606224
Status:	Active
Size:	999 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$449,000
List PPSF:	\$449
Valuated Price:	\$415,000
Valuated PPSF:	\$451

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

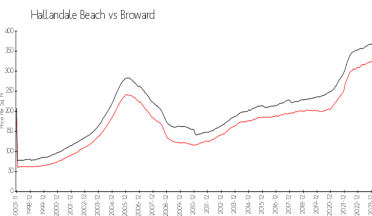
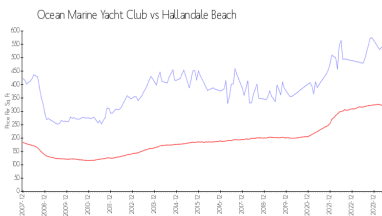
## Building Association Information

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

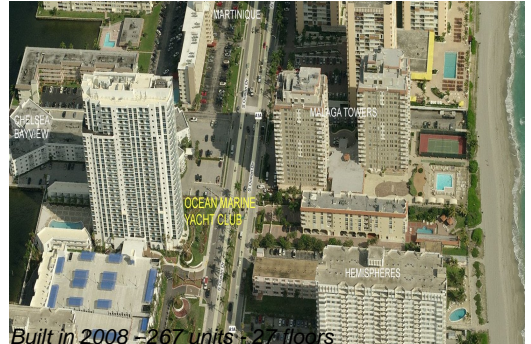


Ocean Marine Yacht Club:	\$552/sq. ft.	Hallandale Beach:	\$321/sq. ft.
Hallandale Beach:	\$321/sq. ft.	Broward:	\$349/sq. ft.

## 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  
Hallandale Beach  
Broward

78 days  
74 days  
70 days