

# Unit 1607 - Beach Club 2

1607 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11607263  
 Status: Active  
 Size: 871 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$620,000  
 List PPSF: \$712  
 Valuated Price: \$519,000  
 Valuated PPSF: \$596

*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: 483  
 Number of active listings for rent: 125  
 Number of active listings for sale: 21  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

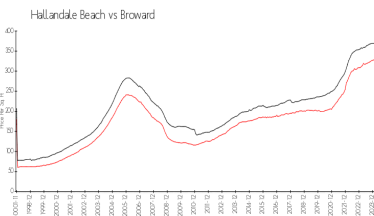
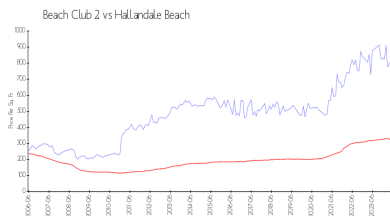
## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3506	1,458 sq ft	Jun 2024	\$1,000,000	\$686
3107	871 sq ft	Jun 2024	\$590,000	\$677
1602	2,065 sq ft	Apr 2024	\$2,175,000	\$1,053
2406	1,458 sq ft	Mar 2024	\$1,220,000	\$837
4508	1,458 sq ft	Mar 2024	\$1,150,000	\$789
5103	2,566 sq ft	Mar 2024	\$1,900,000	\$740
2209	844 sq ft	Mar 2024	\$700,000	\$829

## Market Information



Beach Club 2: \$812/sq. ft.  
 Hallandale Beach: \$328/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Beach Club 2 4%  
 Hallandale Beach 4%  
 Broward 4%



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

Beach Club 2	101 days
Hallandale Beach	76 days
Broward	69 days