

# Unit R509 - Hyde Beach House

R509 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11610800
Status:	Active
Size:	1,054 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$785,000
List PPSF:	\$745
Valuated Price:	\$651,000
Valuated PPSF:	\$618

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:	341
Number of active listings for rent:	0
Number of active listings for sale:	66
Building inventory for sale:	19%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	12

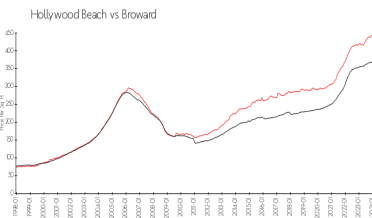
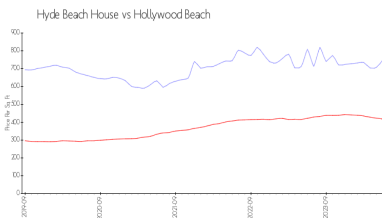
## Building Association Information

Hyde Beach House  
 Address: 4010 S Ocean Dr,  
 Hollywood, FL 33019  
 Phone: +1 786-522-3800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R3303	1,054 sq ft	Jun 2024	\$745,000	\$707
T4001	1,075 sq ft	Jun 2024	\$960,000	\$893
R1107	1,055 sq ft	Jun 2024	\$700,000	\$664
T4008	1,361 sq ft	Jun 2024	\$1,150,000	\$845
R2302	1,180 sq ft	May 2024	\$750,000	\$636

## Market Information



Hyde Beach House: \$749/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Hyde Beach House	19%
Hollywood Beach	5%
Broward	4%



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

Hyde Beach House	165 days
Hollywood Beach	91 days
Broward	70 days