

Unit 4409 - Beach Club 2

4409 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11614438
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$760,000
List PPSF:	\$900
Valuated Price:	\$711,000
Valuated PPSF:	\$842

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:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

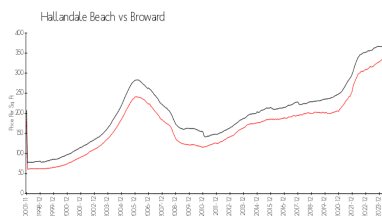
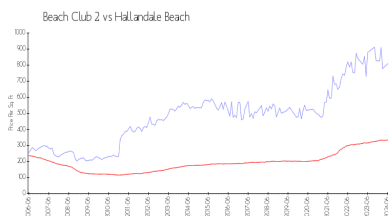
Building Association Information

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
UP-5004	1,675 sq ft	May 2024	\$1,309,000	\$781
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

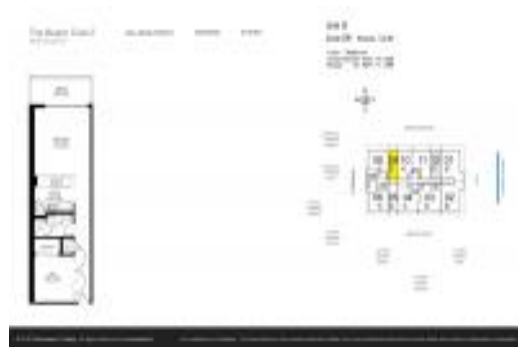
Market Information



Beach Club 2:	\$827/sq. ft.	Hallandale Beach:	\$331/sq. ft.
Hallandale Beach:	\$331/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Beach Club 2	5%
Hallandale Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Beach Club 2	94 days
Hallandale Beach	76 days
Broward	72 days