

# Unit 3002 - Hyde Beach Resort & Residences

3002 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11622841
Status:	Active
Size:	1,145 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,260,000
List PPSF:	\$1,100
Valuated Price:	\$1,045,000
Valuated PPSF:	\$913

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:	407
Number of active listings for rent:	0
Number of active listings for sale:	85
Building inventory for sale:	20%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

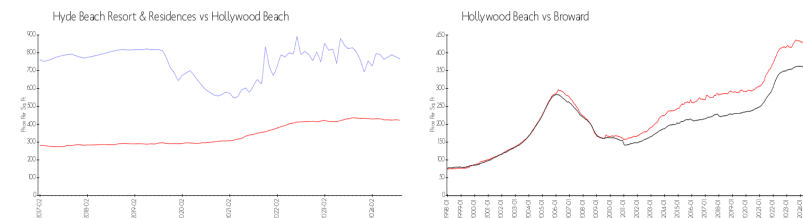
## Building Association Information

Hyde Beach Residence & Resort  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2404	1,126 sq ft	Oct 2024	\$815,000	\$724
2702	1,145 sq ft	Oct 2024	\$1,050,000	\$917
2106	1,129 sq ft	Oct 2024	\$780,000	\$691
405	701 sq ft	Sep 2024	\$615,000	\$877
LP110	850 sq ft	Jul 2024	\$680,000	\$800
2112	869 sq ft	Jul 2024	\$600,000	\$690
3107	852 sq ft	Jul 2024	\$684,999	\$804
1009		Jul 2024	\$590,000	
1509	841 sq ft	Jul 2024	\$615,000	\$731

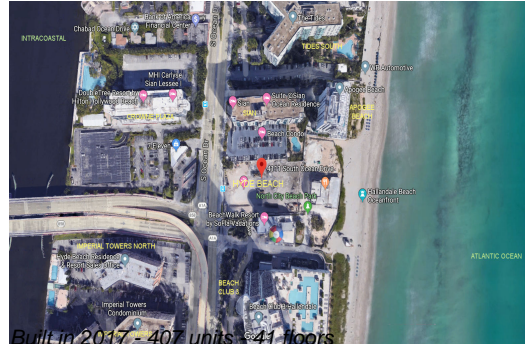
## Market Information



Hyde Beach Resort & Residences:	\$766/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences	21%
Hollywood Beach	7%
Broward	4%



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

Hyde Beach Resort & Residences	161 days
Hollywood Beach	86 days
Broward	74 days