

Unit 2604 - Beach Club 3

2604 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11623862
 Status: Active
 Size: 2,078 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$1,899,999
 List PPSF: \$914
 Valuated Price: \$1,582,000
 Valuated PPSF: \$761

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: 389
 Number of active listings for rent: 42
 Number of active listings for sale: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

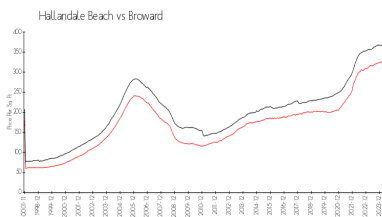
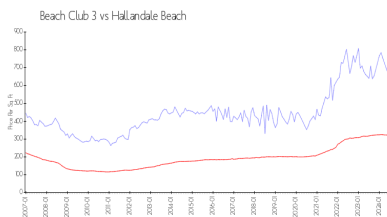
Building Association Information

Beach Club 3 Condominium association
 (954) 457-8587

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2201	2,078 sq ft	Jun 2024	\$1,575,000	\$758
810	1,782 sq ft	Apr 2024	\$1,050,000	\$589
1903	1,841 sq ft	Mar 2024	\$1,380,000	\$750
1403	1,841 sq ft	Mar 2024	\$1,300,000	\$706
2209	1,086 sq ft	Feb 2024	\$700,000	\$645

Market Information



Beach Club 3: \$668/sq. ft.
 Hallandale Beach: \$321/sq. ft.
 Hallandale Beach: \$321/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Beach Club 3: 5%
 Hallandale Beach: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Beach Club 3
Hallandale Beach
Broward

63 days
74 days
70 days