

Unit 2604 - Beach Club 3

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

Unit Information

MLS Number:	A11623862
Status:	Cancelled
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:	\$1,850,000
List PPSF:	\$890
Valuated Price:	\$1,583,000
Valuated PPSF:	\$762

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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

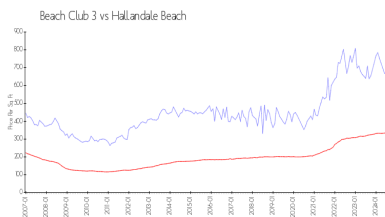
Building Association Information

Beach Club 3 Condominium association
(954) 457-8587

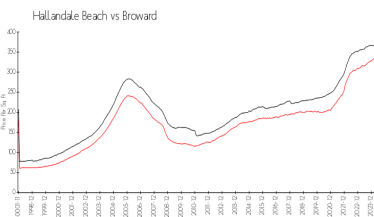
Recent Sales

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: \$331/sq. ft.



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

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Beach Club 3
Hallandale Beach
Broward

68 days
76 days
72 days