

# Unit T4004 - Hyde Beach House

T4004 - 4010 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11626021  
 Status: Cancelled  
 Size: 1,129 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$860,000  
 List PPSF: \$762  
 Valuated Price: \$911,000  
 Valuated PPSF: \$807

*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: 71  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 0

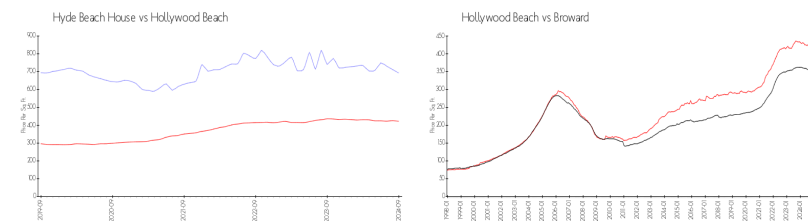
## Building Association Information

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: \$692/sq. ft.      Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Hyde Beach House: 21%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hyde Beach House: 239 days  
 Hollywood Beach: 85 days



Broward

75 days