

# Unit T1102 - Beachwalk

T1102 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11629548  
 Status: Active  
 Size: 1,577 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$750,000  
 List PPSF: \$476  
 Valuated Price: \$769,000  
 Valuated PPSF: \$488

*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: 300  
 Number of active listings for rent: 0  
 Number of active listings for sale: 55  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

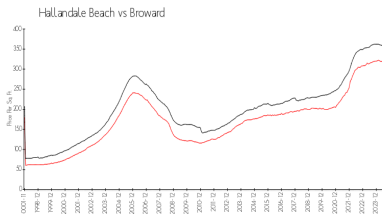
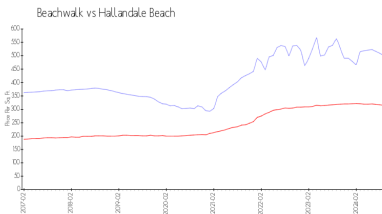
## Building Association Information

Beachwalk  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
T701	1,853 sq ft	Oct 2024	\$795,000	\$429
R607	1,030 sq ft	Oct 2024	\$525,000	\$510
T1601	1,737 sq ft	Oct 2024	\$775,000	\$446
R507	1,030 sq ft	Oct 2024	\$440,000	\$427
R1109	1,020 sq ft	Sep 2024	\$475,000	\$466

## Market Information



Beachwalk: \$500/sq. ft.      Hallandale Beach: \$315/sq. ft.  
 Hallandale Beach: \$315/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

Beachwalk: 18%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Beachwalk: 131 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

