

# Unit 1411 - Ocean Marine Yacht Club

1411 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11643776
Status:	Active
Size:	875 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$495,000
List PPSF:	\$566
Valuated Price:	\$398,000
Valuated PPSF:	\$491

*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:	267
Number of active listings for rent:	16
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

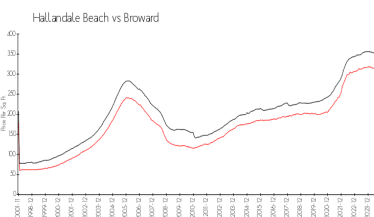
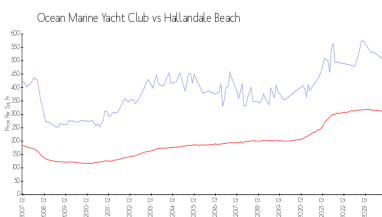
## Building Association Information

Ocean Marine Yacht Club condominium  
(954) 454-2221

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	939 sq ft	Oct 2024	\$450,000	\$479
1212	995 sq ft	Sep 2024	\$430,000	\$432
403	875 sq ft	Jul 2024	\$443,000	\$506
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536

## Market Information



Ocean Marine Yacht Club: \$518/sq. ft.  
Hallandale Beach: \$307/sq. ft.

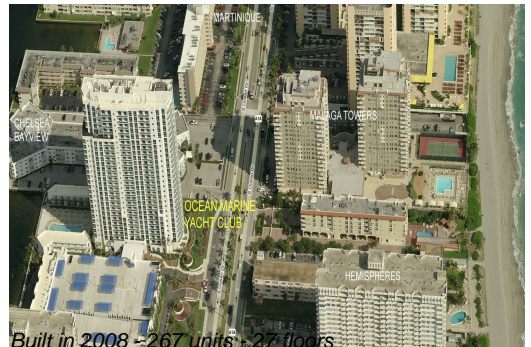
Hallandale Beach: \$307/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Ocean Marine Yacht Club	8%
Hallandale Beach	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Ocean Marine Yacht Club	84 days
Hallandale Beach	80 days



Built in 2008 ~ 267 units ~ 27 floors

Broward

76 days