

# Unit 409 - Beach Club 3

409 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11648172  
 Status: Active  
 Size: 1,086 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View:  
 Rental Price: \$3,899  
 List PPSF: \$4  
 Valuated Price: \$525,000  
 Valuated PPSF: \$483

*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.*

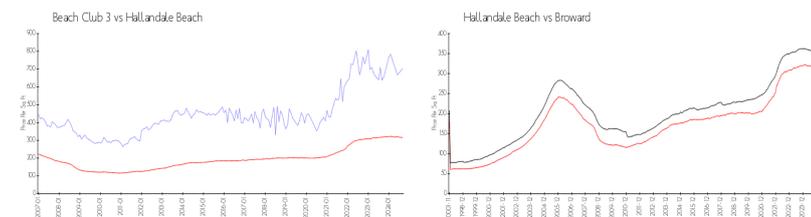
## Building Information

Number of units: 389  
 Number of active listings for rent: 42  
 Number of active listings for sale: 22  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

## Building Association Information

Beach Club 3 Condominium association  
 (954) 457-8587

## Market Information



Beach Club 3: \$704/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Beach Club 3: 6%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Beach Club 3: 80 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

