

# Unit 1010 - Beach Club 3

1010 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11656767
Status:	Active
Size:	1,782 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,195,000
List PPSF:	\$671
Valuated Price:	\$1,132,000
Valuated PPSF:	\$635

*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

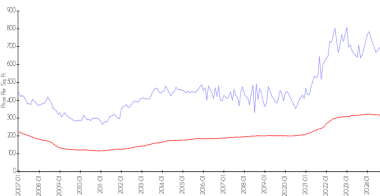
Beach Club 3 Condominium association  
(954) 457-8587

## Recent Sales

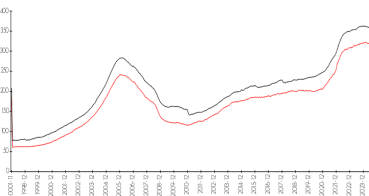
Unit #	Size	Closing Date	Sale Price	PPSF
3801	2,078 sq ft	Oct 2024	\$1,750,000	\$842
3009	1,086 sq ft	Sep 2024	\$760,000	\$700
2201	2,078 sq ft	Jun 2024	\$1,575,000	\$758
810	1,782 sq ft	Apr 2024	\$1,050,000	\$589
1903	1,841 sq ft	Mar 2024	\$1,380,000	\$750
1403	1,841 sq ft	Mar 2024	\$1,300,000	\$706

## Market Information

Beach Club 3 vs Hallandale Beach



Hallandale Beach vs Broward



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

