

# Unit 4103 - Beach Club 1

4103 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11663132
Status:	Active
Size:	1,841 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,650,000
List PPSF:	\$896
Valuated Price:	\$1,618,000
Valuated PPSF:	\$879

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:	385
Number of active listings for rent:	29
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

## Building Association Information

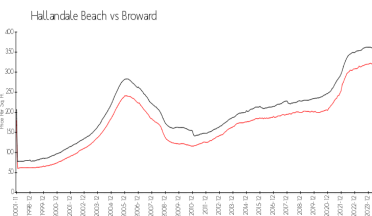
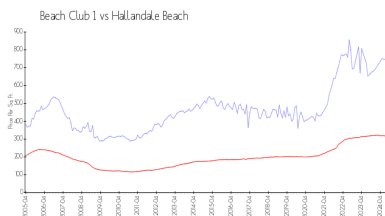
Beach Club Master Association  
(954) 883-3300

[http://www.atlanticandpacific.net/beachclub/sub\\_category\\_list.asp?category=5&title=Cont](http://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3910	1,782 sq ft	Nov 2024	\$1,100,000	\$617
1105	1,782 sq ft	Nov 2024	\$1,050,000	\$589
3808	1,571 sq ft	Oct 2024	\$1,085,000	\$691
2106	1,086 sq ft	Oct 2024	\$700,000	\$645
3701	2,078 sq ft	Sep 2024	\$1,800,000	\$866

## Market Information



Beach Club 1:	\$746/sq. ft.	Hallandale Beach:	\$315/sq. ft.
Hallandale Beach:	\$315/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Beach Club 1	4%
Hallandale Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Beach Club 1  
Hallandale Beach  
Broward

70 days  
80 days  
74 days