

# Unit R2306 - Beachwalk

R2306 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11669951
Status:	Active
Size:	1,028 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$530,000
List PPSF:	\$516
Valuated Price:	\$461,000
Valuated PPSF:	\$448

*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:	62
Building inventory for sale:	20%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

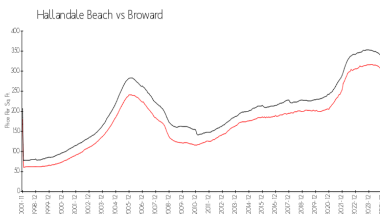
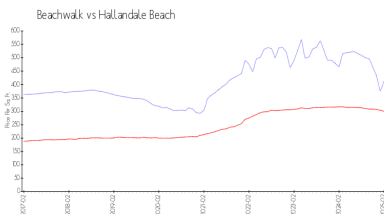
## Building Association Information

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
T2301	1,737 sq ft	Feb 2025	\$815,000	\$469
R804	1,037 sq ft	Feb 2025	\$400,000	\$386
T2501	1,737 sq ft	Feb 2025	\$795,000	\$458
R2910	1,028 sq ft	Jan 2025	\$410,000	\$399
T3202	1,577 sq ft	Dec 2024	\$820,000	\$520

## Market Information



Beachwalk:	\$449/sq. ft.	Hallandale Beach:	\$303/sq. ft.
Hallandale Beach:	\$303/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Beachwalk	21%
Hallandale Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Beachwalk	143 days
Hallandale Beach	89 days
Broward	83 days

