

# Unit 402 - Hyde Beach Resort & Residences

402 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11670508  
 Status: Active  
 Size: 802 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$600,000  
 List PPSF: \$748  
 Valuated Price: \$555,000  
 Valuated PPSF: \$692

*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: 407  
 Number of active listings for rent: 0  
 Number of active listings for sale: 83  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

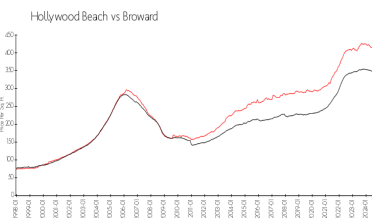
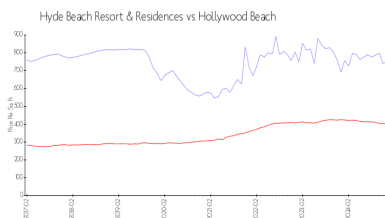
## Building Association Information

Hyde Beach Residence & Resort  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1905	1,161 sq ft	Dec 2024	\$817,500	\$704
3810	850 sq ft	Nov 2024	\$605,000	\$712
3004	1,126 sq ft	Nov 2024	\$850,000	\$755
UPH5	1,126 sq ft	Nov 2024	\$875,000	\$777
2404	1,126 sq ft	Oct 2024	\$815,000	\$724
2702	1,145 sq ft	Oct 2024	\$1,050,000	\$917
2106	1,129 sq ft	Oct 2024	\$780,000	\$691

## Market Information

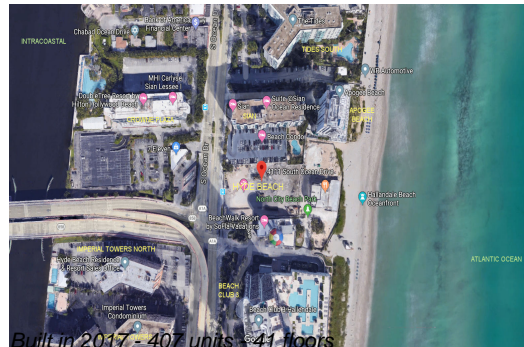


Hyde Beach Resort & Residences: \$753/sq. ft.  
 Hollywood Beach: \$402/sq. ft.

Hollywood Beach: \$402/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences: 20%  
 Hollywood Beach: 7%  
 Broward: 5%



## **Avg. Time to Close Over Last 12 Months**

Hyde Beach Resort & Residences	160 days
Hollywood Beach	91 days
Broward	78 days