

# Unit 3109 - Beach Club 1

3109 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11671162  
 Status: Active  
 Size: 1,086 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$796,000  
 List PPSF: \$733  
 Valuated Price: \$628,000  
 Valuated PPSF: \$578

*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: 18  
 Building inventory for sale: 4%  
 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: 6

## Building Association Information

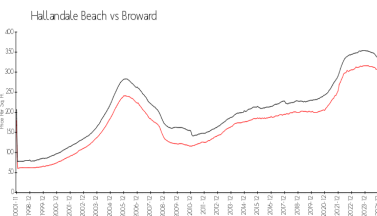
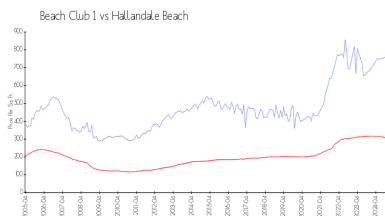
Beach Club Master Association  
 (954) 883-3300

[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
405	1,782 sq ft	Jan 2025	\$1,000,000	\$561
3410	1,782 sq ft	Nov 2024	\$1,200,000	\$673
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

## Market Information



Beach Club 1: \$699/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Beach Club 1: 5%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Beach Club 1  
Hallandale Beach  
Broward

91 days  
83 days  
78 days