

# 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:	\$733,000
List PPSF:	\$675
Valuated Price:	\$715,000
Valuated PPSF:	\$658

*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:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

## Building Association Information

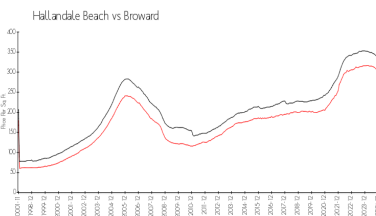
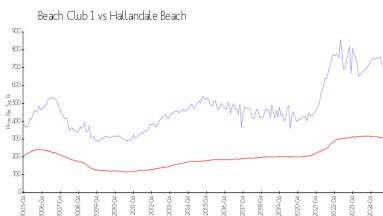
Beach Club Master Association  
(954) 883-3300

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,571 sq ft	Mar 2025	\$879,000	\$560
1207	1,571 sq ft	Feb 2025	\$880,000	\$560
4103	1,841 sq ft	Feb 2025	\$1,425,000	\$774
3304	2,078 sq ft	Jan 2025	\$1,750,000	\$842
405	1,782 sq ft	Jan 2025	\$1,000,000	\$561

## Market Information

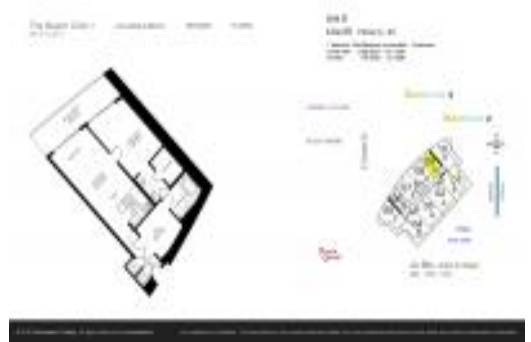


Beach Club 1:	\$796/sq. ft.	Hallandale Beach:	\$303/sq. ft.
Hallandale Beach:	\$303/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Beach Club 1	3%
Hallandale Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months



Beach Club 1	108 days
Hallandale Beach	89 days
Broward	83 days