

# Unit T2501 - Beachwalk

T2501 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11671643  
 Status: Active Under Contract  
 Size: 1,737 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$830,000  
 List PPSF: \$478  
 Valuated Price: \$847,000  
 Valuated PPSF: \$488

*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: 58  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

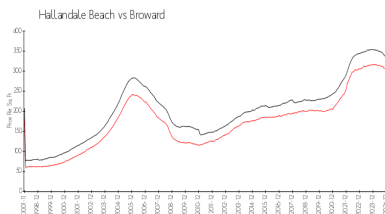
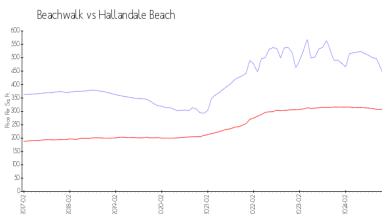
## Building Association Information

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
T3202	1,577 sq ft	Dec 2024	\$820,000	\$520
T701	1,853 sq ft	Oct 2024	\$795,000	\$429
R607	1,030 sq ft	Oct 2024	\$525,000	\$510
T1601	1,737 sq ft	Oct 2024	\$775,000	\$446
R507	1,030 sq ft	Oct 2024	\$440,000	\$427

## Market Information



Beachwalk: \$435/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Hallandale Beach: \$307/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Beachwalk: 19%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Beachwalk: 141 days  
 Hallandale Beach: 83 days  
 Broward: 78 days

