

# Unit 508 - Ocean Marine Yacht Club

508 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11677862  
 Status: Active  
 Size: 1,246 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking, Other Parking, Valet Parking

View:  
 List Price: \$579,000  
 List PPSF: \$465  
 Valuated Price: \$588,000  
 Valuated PPSF: \$507

*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: 267  
 Number of active listings for rent: 16  
 Number of active listings for sale: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

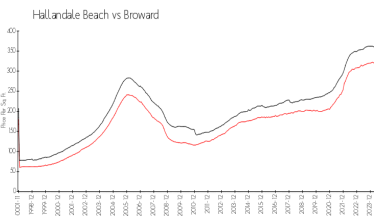
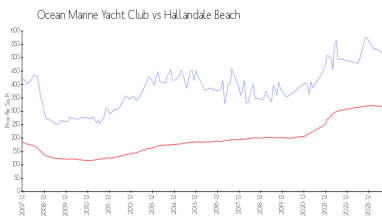
## Building Association Information

Ocean Marine Yacht Club condominium  
 (954) 454-2221

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	939 sq ft	Oct 2024	\$450,000	\$479
1212	995 sq ft	Sep 2024	\$430,000	\$432
403	875 sq ft	Jul 2024	\$443,000	\$506
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536

## Market Information



Ocean Marine Yacht Club: \$511/sq. ft.  
 Hallandale Beach: \$315/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale

Ocean Marine Yacht Club: 7%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Ocean Marine Yacht Club: 84 days



Hallandale Beach  
Broward

80 days  
74 days