

# Unit 2803 - Hyde Beach Resort & Residences

2803 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11678642
Status:	Active
Size:	1,136 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,100,000
List PPSF:	\$968
Valuated Price:	\$855,000
Valuated PPSF:	\$753

*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:	82
Building inventory for sale:	20%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

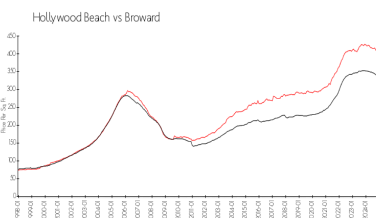
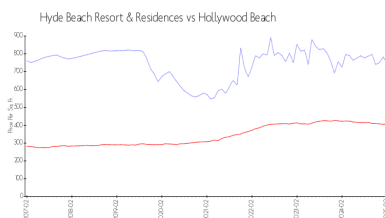
## Building Association Information

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
2308	1,179 sq ft	Mar 2025	\$795,000	\$674
2809	841 sq ft	Mar 2025	\$610,000	\$725
2602	1,145 sq ft	Feb 2025	\$1,070,000	\$934
1202	1,164 sq ft	Feb 2025	\$1,052,000	\$904
2004	1,126 sq ft	Feb 2025	\$780,000	\$693

## Market Information



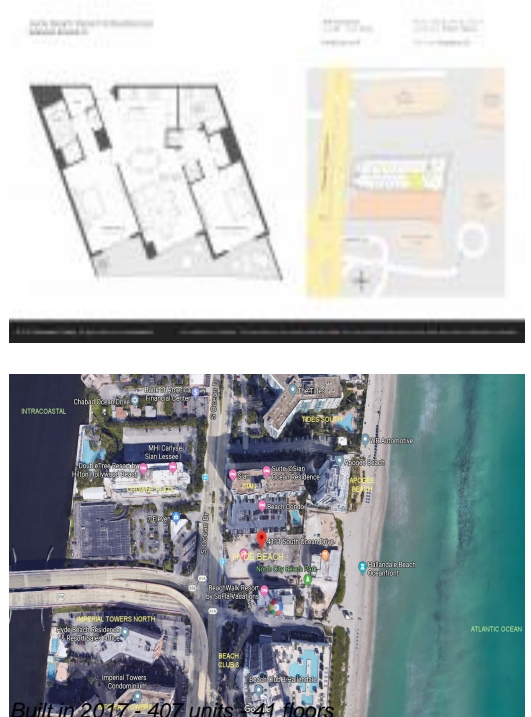
Hyde Beach Resort & Residences:	\$732/sq. ft.	Hollywood Beach:	\$400/sq. ft.
Hollywood Beach:	\$400/sq. ft.	Broward:	\$324/sq. ft.

## 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	175 days
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Hollywood Beach  
Broward

99 days  
83 days