

# Unit 2202 - Beach Club 2

2202 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11681350  
 Status: Active  
 Size: 2,065 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,150,000  
 List PPSF: \$1,041  
 Valuated Price: \$1,736,000  
 Valuated PPSF: \$841

*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: 483  
 Number of active listings for rent: 125  
 Number of active listings for sale: 33  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

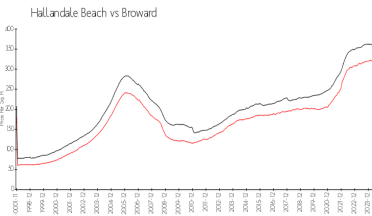
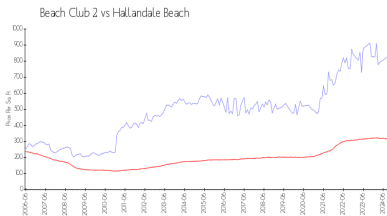
## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LP4911	1,554 sq ft	Sep 2024	\$1,380,000	\$888
3506	1,458 sq ft	Jun 2024	\$1,000,000	\$686
3107	871 sq ft	Jun 2024	\$590,000	\$677
UP-5004	1,675 sq ft	May 2024	\$1,309,000	\$781
1602	2,065 sq ft	Apr 2024	\$2,175,000	\$1,053

## Market Information



Beach Club 2: \$829/sq. ft.  
 Hallandale Beach: \$315/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Beach Club 2: 7%  
 Hallandale Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Beach Club 2: 90 days  
 Hallandale Beach: 80 days  
 Broward: 74 days

