

Unit 1408 - Beach Club 2

1408 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11681646
Status:	Active
Size:	1,458 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,195,000
List PPSF:	\$820
Valuated Price:	\$958,000
Valuated PPSF:	\$657

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

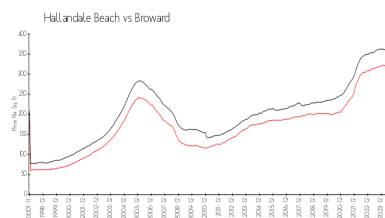
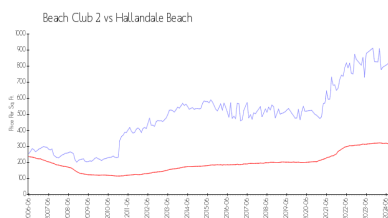
Building Association Information

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.
Hallandale Beach:	\$315/sq. ft.	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

