

# Unit 2809 - Hyde Beach Resort & Residences

2809 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11686218  
 Status: Active  
 Size: 841 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$629,000  
 List PPSF: \$748  
 Valuated Price: \$662,000  
 Valuated PPSF: \$787

*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: 85  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

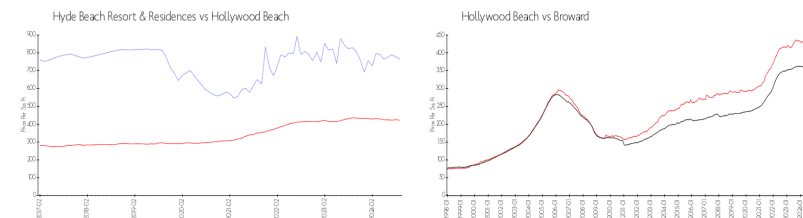
## Building Association Information

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
2404	1,126 sq ft	Oct 2024	\$815,000	\$724
2702	1,145 sq ft	Oct 2024	\$1,050,000	\$917
2106	1,129 sq ft	Oct 2024	\$780,000	\$691
405	701 sq ft	Sep 2024	\$615,000	\$877
LP110	850 sq ft	Jul 2024	\$680,000	\$800
2112	869 sq ft	Jul 2024	\$600,000	\$690
3107	852 sq ft	Jul 2024	\$684,999	\$804
1009		Jul 2024	\$590,000	
1509	841 sq ft	Jul 2024	\$615,000	\$731

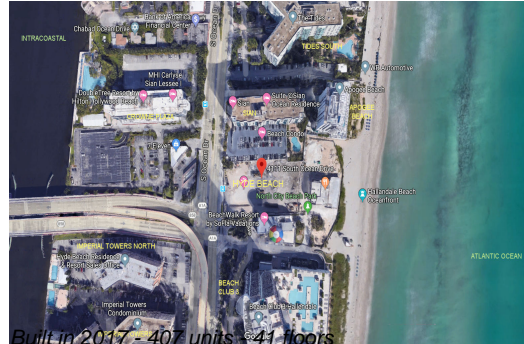
## Market Information



Hyde Beach Resort & Residences: \$766/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Hyde Beach Resort & Residences: 21%  
 Hollywood Beach: 7%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Hyde Beach Resort & Residences	161 days
Hollywood Beach	86 days
Broward	74 days