

# Unit 3003 - Beach Club 2

3003 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number: A11687116  
 Status: Active  
 Size: 1,733 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$894  
 Valuated Price: \$1,508,000  
 Valuated PPSF: \$870

*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: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

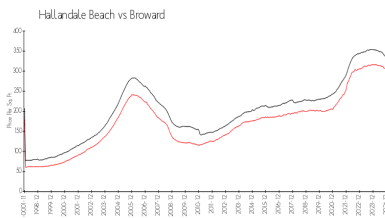
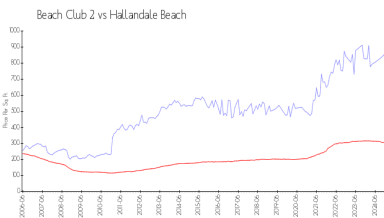
## Building Association Information

Beach Club 2 Condominium association  
 (954) 457-4622

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	2,065 sq ft	Jan 2025	\$1,999,999	\$969
5008	1,458 sq ft	Dec 2024	\$1,267,000	\$869
TH-A	5,015 sq ft	Dec 2024	\$5,600,000	\$1,117
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

## Market Information



Beach Club 2:	\$859/sq. ft.	Hallandale Beach:	\$307/sq. ft.
Hallandale Beach:	\$307/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Beach Club 2: 7%  
 Hallandale Beach: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Beach Club 2: 94 days  
 Hallandale Beach: 83 days



Broward

78 days