

# Unit 3005 - Beach Club 2

3005 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	A11688098
Status:	Active
Size:	811 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$730,000
List PPSF:	\$900
Valuated Price:	\$647,000
Valuated PPSF:	\$798

*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

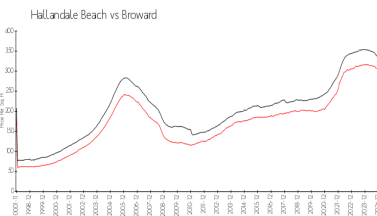
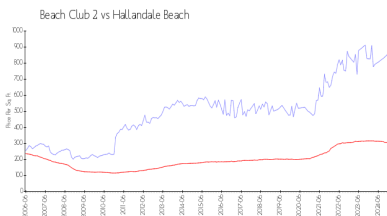
## Building Association Information

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

