

# Unit 406 - Anchor Bay

406 - 300 Three Islands Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11743091                |
| Status:         | Active                   |
| Size:           | 1,591 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$499,000                |
| List PPSF:      | \$314                    |
| Valuated Price: | \$504,000                |
| Valuated PPSF:  | \$317                    |

*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:                         | 158 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

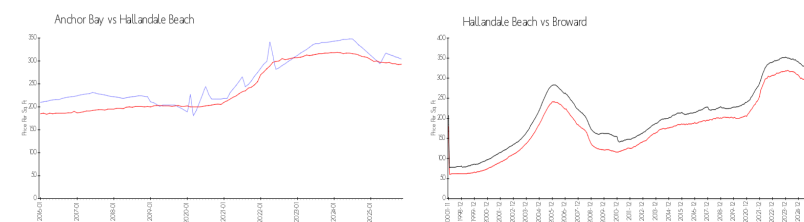
Anchor Bay Club Condo Association  
 300 Three Islands Blvd  
 Hallandale Beach, FL 33009  
 Phone (954) 458-4885  
 Phone (954) 995-3543  
 Fax (954) 944-3165  
 Viber (954) 608-7014

<https://anchorbayclubhallandale.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 606    | 1,692 sq ft | Jun 2025     | \$660,000  | \$390 |
| 109    | 1,553 sq ft | Jun 2025     | \$425,000  | \$274 |
| 608    | 1,692 sq ft | Jun 2025     | \$485,000  | \$287 |
| 211    | 1,692 sq ft | Apr 2025     | \$544,000  | \$322 |

## Market Information

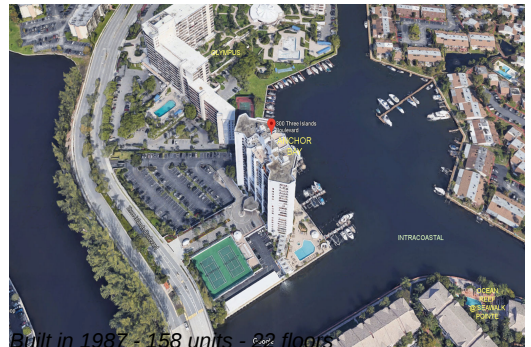


Anchor Bay: \$304/sq. ft.  
 Hallandale Beach: \$293/sq. ft.

Hallandale Beach: \$293/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Anchor Bay       | 5% |
| Hallandale Beach | 5% |
| Broward          | 4% |



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

|                  |          |
|------------------|----------|
| Anchor Bay       | 139 days |
| Hallandale Beach | 102 days |
| Broward          | 88 days  |