

Unit 3609 - Beach Club 2

3609 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11756226
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Deeded Parking,Valet Parking
View:	
List Price:	\$630,000
List PPSF:	\$746
Valuated Price:	\$630,000
Valuated PPSF:	\$746

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:	36
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

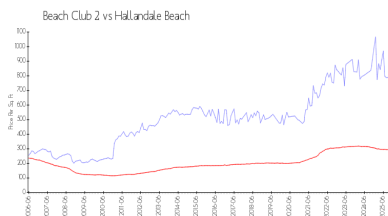
Beach Club 2 Condominium association
(954) 457-4622

<https://>

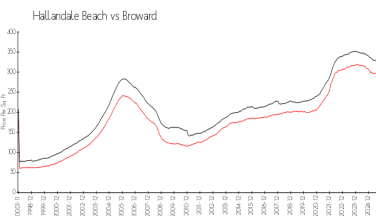
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4112	844 sq ft	Oct 2025	\$600,000	\$711
3706	1,458 sq ft	Oct 2025	\$1,082,000	\$742
1408	1,458 sq ft	Aug 2025	\$1,020,000	\$700
LPH4910	1,337 sq ft	Aug 2025	\$940,000	\$703
2012	844 sq ft	Jul 2025	\$680,000	\$806

Market Information



Beach Club 2: \$793/sq. ft.
Hallandale Beach: \$293/sq. ft.

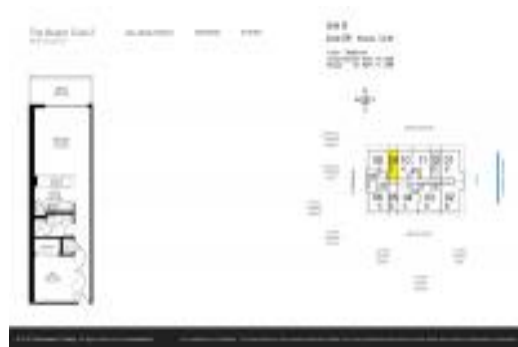


Hallandale Beach: \$293/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Beach Club 2	7%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Built in 2006 - 483 units - 51 floors

Beach Club 2
Hallandale Beach
Broward

205 days
102 days
88 days