

# Unit R3004 - Beachwalk

R3004 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11764312    |
| Status:         | Active       |
| Size:           | 1,037 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$479,000    |
| List PPSF:      | \$462        |
| Valuated Price: | \$539,000    |
| Valuated PPSF:  | \$520        |

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:                         | 300 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 59  |
| Building inventory for sale:             | 19% |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

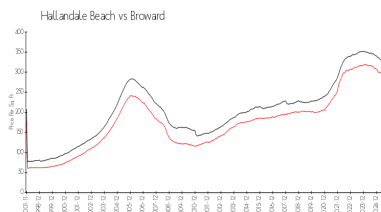
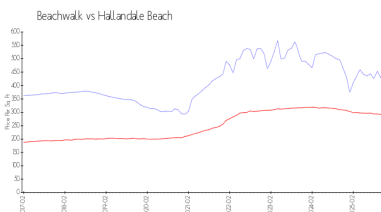
Beachwalk  
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
Phone: +1 954-457-4488

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| R706   | 1,030 sq ft | Nov 2025     | \$425,000  | \$413 |
| T2601  | 1,737 sq ft | Oct 2025     | \$812,500  | \$468 |
| T401   | 1,737 sq ft | Oct 2025     | \$705,000  | \$406 |
| R1803  | 1,030 sq ft | Sep 2025     | \$465,000  | \$451 |
| R1006  | 1,028 sq ft | Aug 2025     | \$435,000  | \$423 |
| R2903  | 1,030 sq ft | Aug 2025     | \$425,000  | \$413 |

## Market Information

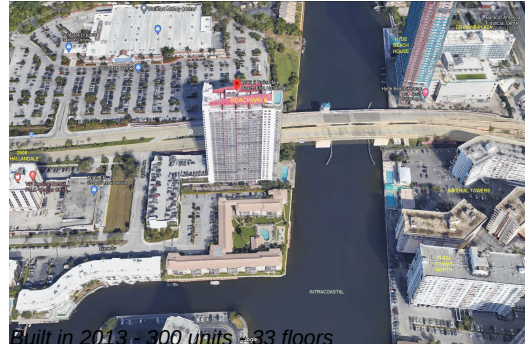


|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Beachwalk:        | \$485/sq. ft. | Hallandale Beach: | \$293/sq. ft. |
| Hallandale Beach: | \$293/sq. ft. | Broward:          | \$311/sq. ft. |

## Inventory for Sale

|                  |     |
|------------------|-----|
| Beachwalk        | 20% |
| Hallandale Beach | 5%  |
| Broward          | 4%  |

## Avg. Time to Close Over Last 12 Months



Beachwalk  
Hallandale Beach  
Broward

159 days  
102 days  
88 days