

# Unit 5102 - Beach Club 2

5102 - 1830 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                                 |
|-----------------|-------------------------------------------------|
| MLS Number:     | A11877464                                       |
| Status:         | Active                                          |
| Size:           | 3,348 Sq ft.                                    |
| Bedrooms:       | 4                                               |
| Full Bathrooms: | 4                                               |
| Half Bathrooms: |                                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |                                                 |
| List Price:     | \$3,950,000                                     |
| List PPSF:      | \$1,180                                         |
| Valuated Price: | \$3,591,000                                     |
| Valuated PPSF:  | \$1,073                                         |

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

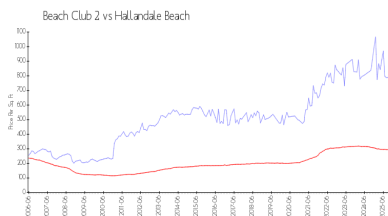
Beach Club 2 Condominium association  
(954) 457-4622

<https://>

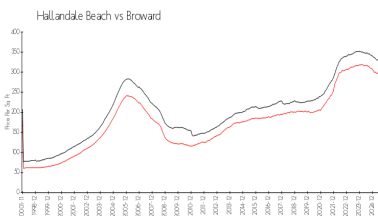
## Recent Sales

| 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



Beach Club 2  
Hallandale Beach  
Broward

205 days  
102 days  
88 days