

Unit 3630 N 56th Ave # 323 - Lakewood at Emerald Hills

3630 N 56th Ave # 323 - 3600-3700 N 56 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	A11881334
Status:	Active
Size:	749 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$219,000
List PPSF:	\$292
Valuated Price:	\$203,000
Valuated PPSF:	\$271

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

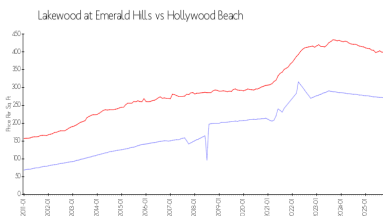
Lakewood at Emerald Hills
3620 North 56th Avenue
Hollywood, Florida 33021
(954) 987-6990

<https://lakewoodassn.com/>

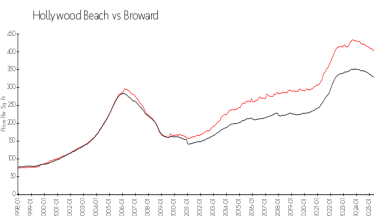
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
523	749 sq ft	Nov 2025	\$203,000	\$271
304	659 sq ft	May 2025	\$187,000	\$284
511	749 sq ft	Mar 2025	\$200,000	\$267

Market Information



Lakewood at Emerald Hills: \$270/sq. ft.
Hollywood Beach: \$396/sq. ft.



Hollywood Beach: \$396/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Lakewood at Emerald Hills	2%
Hollywood Beach	6%
Broward	4%



Avg. Time to Close Over Last 12 Months

Lakewood at Emerald Hills	53 days
Hollywood Beach	102 days
Broward	88 days