

Unit 3509 - Beach Club 1

3509 - 1850 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: A11886852
 Status: Active
 Size: 1,086 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View:
 List Price: \$740,000
 List PPSF: \$681
 Valuated Price: \$668,000
 Valuated PPSF: \$615

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: 385
 Number of active listings for rent: 29
 Number of active listings for sale: 16
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

Building Association Information

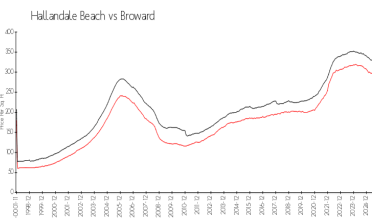
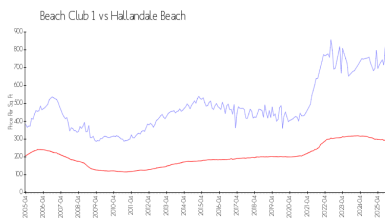
Beach Club Master Association
 (954) 883-3300

https://www.atlanticandpacific.net/beachclub/sub_category_list.asp?category=5&title=Cont

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	2,078 sq ft	Dec 2025	\$1,550,000	\$746
1105	1,782 sq ft	Dec 2025	\$1,100,000	\$617
2702	1,841 sq ft	Oct 2025	\$1,400,000	\$760
1208	1,571 sq ft	Sep 2025	\$940,000	\$598
1709	1,086 sq ft	Sep 2025	\$660,000	\$608

Market Information

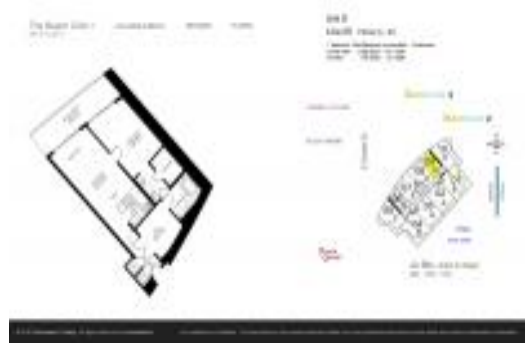


Beach Club 1: \$714/sq. ft.
 Hallandale Beach: \$293/sq. ft.
 Hallandale Beach: \$293/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale

Beach Club 1: 4%
 Hallandale Beach: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Beach Club 1
Hallandale Beach
Broward

103 days
102 days
88 days