

Unit 2603 - Beach Club 3

2603 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11908364
Status:	Active
Size:	1,841 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,495,000
List PPSF:	\$812
Valuated Price:	\$1,210,000
Valuated PPSF:	\$657

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:	389
Number of active listings for rent:	42
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

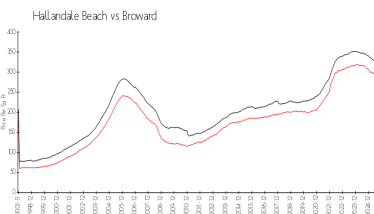
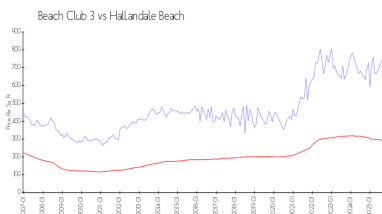
Beach Club 3 Condominium association
(954) 457-8587

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3410	1,782 sq ft	Dec 2025	\$1,100,000	\$617
509	1,086 sq ft	Oct 2025	\$535,000	\$493
2601	2,078 sq ft	Oct 2025	\$1,950,000	\$938
2401	2,078 sq ft	Sep 2025	\$1,800,000	\$866
1510	1,782 sq ft	Sep 2025	\$1,050,000	\$589
902	1,841 sq ft	Sep 2025	\$1,350,000	\$733

Market Information



Beach Club 3:	\$672/sq. ft.	Hallandale Beach:	\$293/sq. ft.
Hallandale Beach:	\$293/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Beach Club 3	5%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Beach Club 3
Hallandale Beach
Broward

126 days
102 days
88 days