

# Unit 1708 - Beach Club 3

1708 - 1800 S Ocean Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11917923                              |
| Status:         | Active                                 |
| Size:           | 1,571 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 3                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$1,350,000                            |
| List PPSF:      | \$859                                  |
| Valuated Price: | \$826,000                              |
| Valuated PPSF:  | \$526                                  |

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

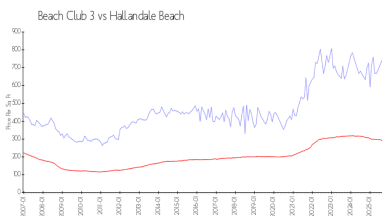
Beach Club 3 Condominium association  
(954) 457-8587

<https://>

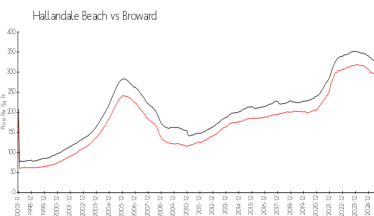
## Recent Sales

| 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