

Unit 404 - Ocean Marine Yacht Club

404 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number:	A11925799
Status:	Active
Size:	999 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$425,000
List PPSF:	\$425
Valuated Price:	\$366,000
Valuated PPSF:	\$398

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:	267
Number of active listings for rent:	16
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

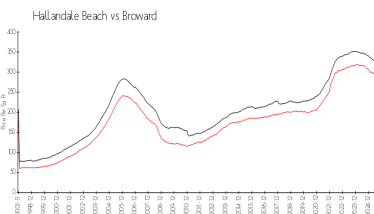
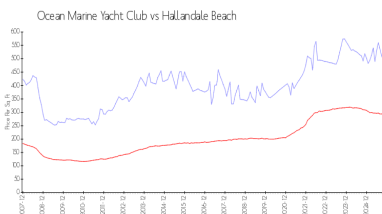
Ocean Marine Yacht Club condominium
(954) 454-2221

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1114	1,341 sq ft	Nov 2025	\$610,000	\$455
2812	2,050 sq ft	Oct 2025	\$1,250,000	\$610
2103	1,330 sq ft	Sep 2025	\$620,000	\$466
1512	995 sq ft	Jul 2025	\$485,000	\$487
1702	821 sq ft	Jun 2025	\$450,000	\$548
710	974 sq ft	Jun 2025	\$427,500	\$439

Market Information



Ocean Marine Yacht Club: \$487/sq. ft.

Hallandale Beach: \$293/sq. ft.

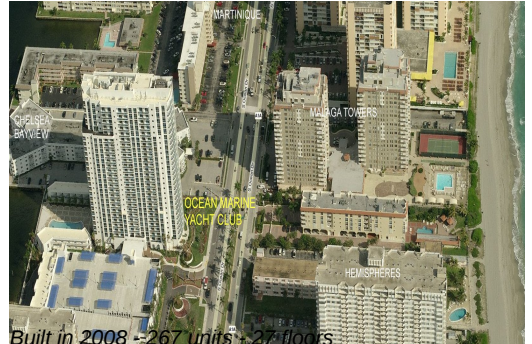
Hallandale Beach: \$293/sq. ft.

Broward: \$311/sq. ft.

Inventory for Sale

Ocean Marine Yacht Club	7%
Hallandale Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Ocean Marine Yacht Club
Hallandale Beach
Broward

95 days
102 days
88 days