

Unit 2808 N 46th Ave # E551 - Grandview at Emerald Hills (A to K)

2808 N 46th Ave # E551 - 2800 N 46 Ave, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	F10417933
Status:	Active
Size:	1,383 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building
View:	Pool Area View
List Price:	\$348,500
List PPSF:	\$252
Valuated Price:	\$304,000
Valuated PPSF:	\$220

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:	442
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	9

Building Association Information

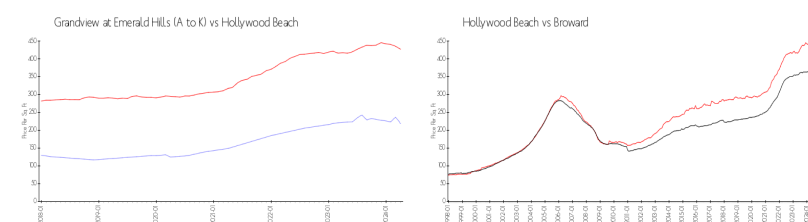
Grandview At Emerald Hills Inc
Address: 2800 N 46th Ave,
Hollywood, FL 33021
Phone: +1 954-983-7910

<https://www.grandvieweh.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K687	1,383 sq ft	Apr 2024	\$290,000	\$210
G566	1,785 sq ft	Apr 2024	\$330,000	\$185
D236	1,381 sq ft	Apr 2024	\$323,000	\$234
F562	1,383 sq ft	Apr 2024	\$340,000	\$246
C330	1,785 sq ft	Mar 2024	\$320,000	\$179
K386	1,314 sq ft	Mar 2024	\$305,000	\$232
B219	1,383 sq ft	Mar 2024	\$340,000	\$246
H575	1,900 sq ft	Mar 2024	\$355,000	\$187
D542	1,925 sq ft	Mar 2024	\$570,000	\$296

Market Information



Grandview at \$218/sq. ft.

Hollywood Beach: \$427/sq. ft.



Emerald Hills (A to K):
Hollywood Beach: \$427/sq. ft. Broward: \$348/sq. ft.

Inventory for Sale

Grandview at Emerald Hills (A to K)	2%
Hollywood Beach	5%
Broward	3%

Avg. Time to Close Over Last 12 Months

Grandview at Emerald Hills (A to K)	49 days
Hollywood Beach	85 days
Broward	67 days