

# Unit T3202 - Beachwalk

T3202 - 2602 E Hallandale Beach Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

MLS Number:	F10426923
Status:	Active
Size:	1,577 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$875,000
List PPSF:	\$555
Valuated Price:	\$866,000
Valuated PPSF:	\$549

*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:	300
Number of active listings for rent:	0
Number of active listings for sale:	36
Building inventory for sale:	12%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

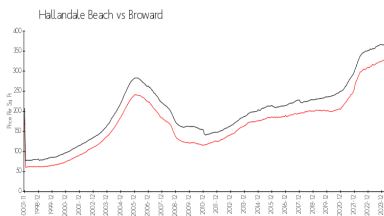
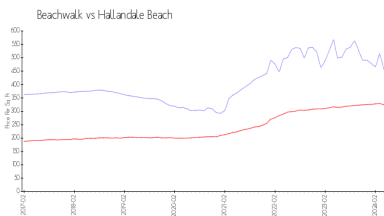
## Building Association Information

Beachwalk  
 Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
 Phone: +1 954-457-4488

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
R1909	1,020 sq ft	Mar 2024	\$535,000	\$525
R2107	1,030 sq ft	Mar 2024	\$540,000	\$524
R2703	1,030 sq ft	Feb 2024	\$525,000	\$510
1908	1,037 sq ft	Jan 2024	\$530,000	\$511
R309	1,020 sq ft	Dec 2023	\$430,000	\$422

## Market Information

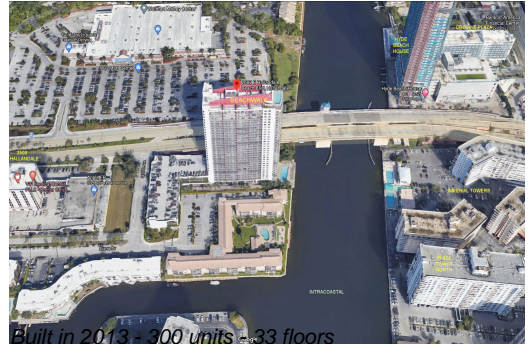


Beachwalk: \$457/sq. ft.  
 Hallandale Beach: \$325/sq. ft.

Hallandale Beach: \$325/sq. ft.  
 Broward: \$353/sq. ft.

## Inventory for Sale

Beachwalk	12%
Hallandale Beach	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Beachwalk	123 days
Hallandale Beach	77 days
Broward	68 days