

Unit 307 - Ocean Marine Yacht Club

307 - 1945 S Ocean Dr, Hallandale Beach, FL, Broward 33009

Unit Information

MLS Number: F10459295
 Status: Active
 Size: 836 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Bay, River, Water View
 List Price: \$439,000
 List PPSF: \$525
 Valuated Price: \$392,000
 Valuated PPSF: \$496

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: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

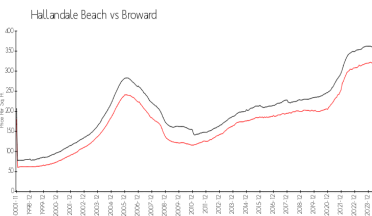
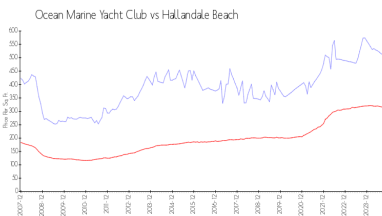
Building Association Information

Ocean Marine Yacht Club condominium
 (954) 454-2221

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	939 sq ft	Oct 2024	\$450,000	\$479
1212	995 sq ft	Sep 2024	\$430,000	\$432
403	875 sq ft	Jul 2024	\$443,000	\$506
2202	821 sq ft	May 2024	\$450,000	\$548
501	1,752 sq ft	Mar 2024	\$750,000	\$428
2209	1,306 sq ft	Mar 2024	\$700,000	\$536

Market Information



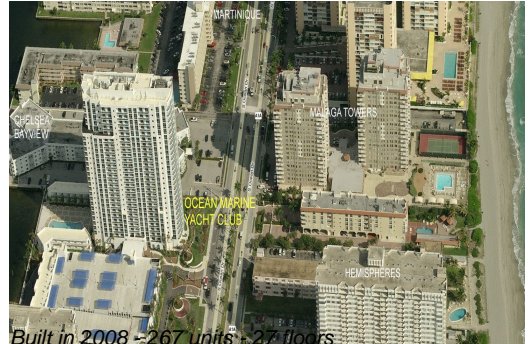
Ocean Marine Yacht Club: \$511/sq. ft.
 Hallandale Beach: \$315/sq. ft.
 Broward: \$339/sq. ft.

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: 84 days
 Hallandale Beach: 80 days



Broward

74 days