

# Unit 3011 - Hyde Beach Resort & Residences

3011 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | F10496470                           |
| Status:         | Active                              |
| Size:           | 1,087 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | None, Street Parking, Valet Parking |
| View:           |                                     |
| List Price:     | \$885,000                           |
| List PPSF:      | \$814                               |
| Valuated Price: | \$799,000                           |
| Valuated PPSF:  | \$735                               |

*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:                         | 407 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 64  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 29  |
| Number of sales over the last 6 months:  | 16  |
| Number of sales over the last 3 months:  | 11  |

## Building Association Information

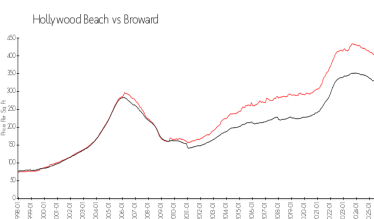
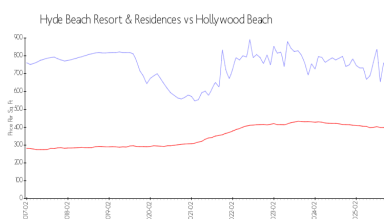
Hyde Beach Residence & Resort  
Address: 2801 E Hallandale Beach Blvd, Hallandale Beach, FL 33009  
Phone: +1 954-457-4488

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2511   | 1,087 sq ft | Dec 2025     | \$830,000  | \$764 |
| 3808   | 1,179 sq ft | Dec 2025     | \$785,000  | \$666 |
| 301    | 1,172 sq ft | Dec 2025     | \$900,000  | \$768 |
| 2108   | 1,179 sq ft | Nov 2025     | \$780,000  | \$662 |
| 1109   | 841 sq ft   | Nov 2025     | \$555,000  | \$660 |
| 3709   | 841 sq ft   | Nov 2025     | \$580,000  | \$690 |
| 3205   | 1,161 sq ft | Nov 2025     | \$775,000  | \$668 |
| 1709   | 841 sq ft   | Nov 2025     | \$580,000  | \$690 |

## Market Information

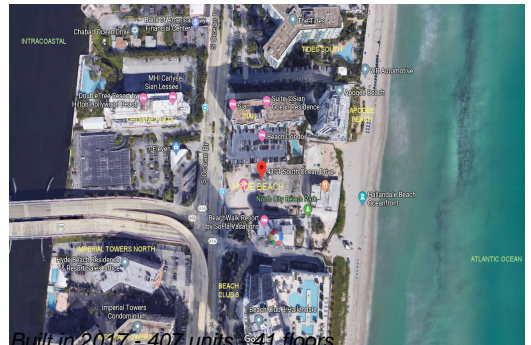


Hyde Beach Resort & Residences: \$701/sq. ft.  
Hollywood Beach: \$396/sq. ft.

Hollywood Beach: \$396/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                                |     |
|--------------------------------|-----|
| Hyde Beach Resort & Residences | 16% |
| Hollywood Beach                | 6%  |



Broward 4%

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

|                                |          |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 193 days |
| Hollywood Beach                | 102 days |
| Broward                        | 88 days  |