

Unit 2409 - Hyde Beach Resort & Residences

2409 - 4111 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|-------------|
| MLS Number: | RX-10999449 |
| Status: | Active |
| Size: | 841 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | \$659,900 |
| List PPSF: | \$785 |
| Valuated Price: | \$612,000 |
| Valuated PPSF: | \$728 |

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

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|--|-----|
| Number of units: | 407 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 72 |
| Building inventory for sale: | 17% |
| Number of sales over the last 12 months: | 30 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 5 |

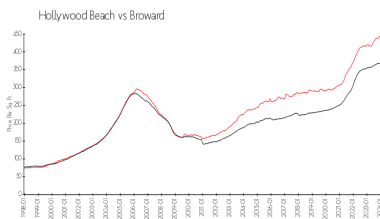
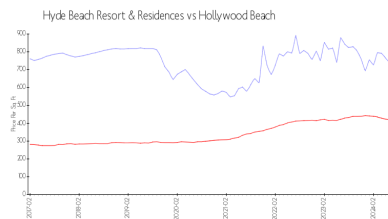
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2112 | 869 sq ft | Jul 2024 | \$600,000 | \$690 |
| 3107 | 852 sq ft | Jul 2024 | \$684,999 | \$804 |
| 1009 | | Jul 2024 | \$590,000 | |
| 1509 | 841 sq ft | Jul 2024 | \$615,000 | \$731 |
| 3805 | 1,126 sq ft | May 2024 | \$865,000 | \$768 |

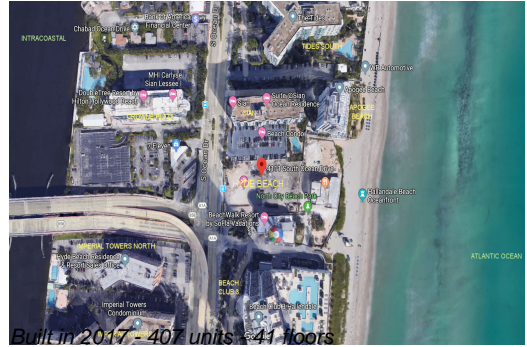
Market Information



| | | | |
|---------------------------------|---------------|------------------|---------------|
| Hyde Beach Resort & Residences: | \$737/sq. ft. | Hollywood Beach: | \$418/sq. ft. |
| Hollywood Beach: | \$418/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

| | |
|--------------------------------|-----|
| Hyde Beach Resort & Residences | 18% |
| Hollywood Beach | 5% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|----------|
| Hyde Beach Resort & Residences | 219 days |
| Hollywood Beach | 91 days |
| Broward | 70 days |