

Market Report

May, 2019



Beach Club Three

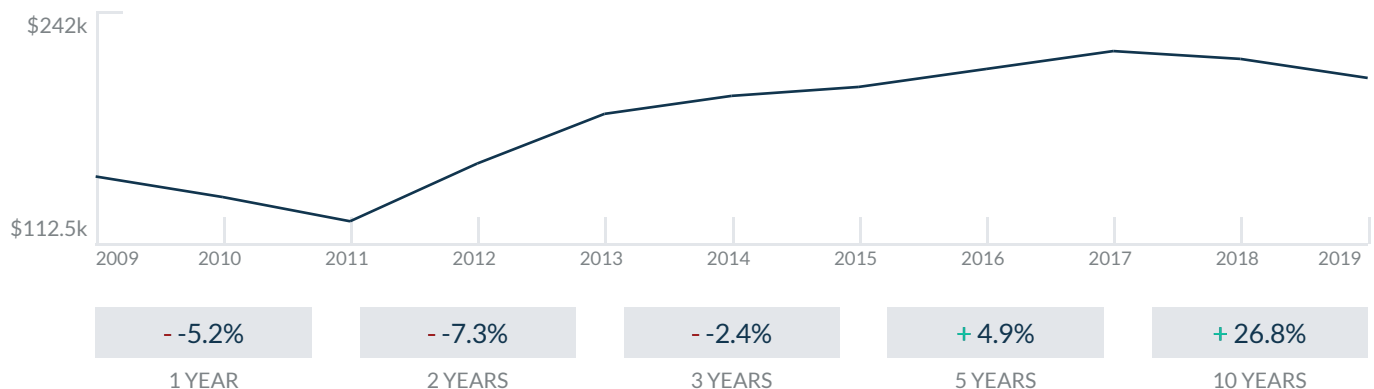
1800 S Ocean Dr
Hallandale, FL 33009

Every month we compile this comprehensive market report focus on Beach Club Three in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website beachclubthreecondosforsale.com.

Property Stats

POSTAL CODE 33009

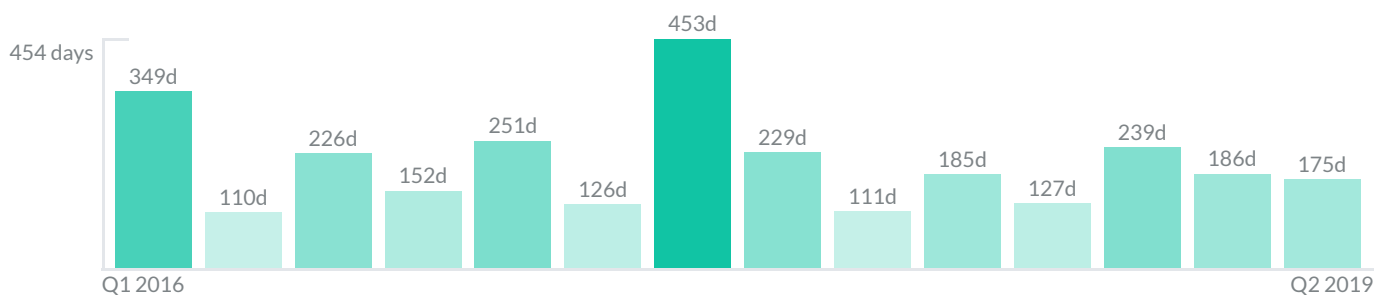
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Palmdale High School
10/10	10/10	3/10

Insights

IN BEACH CLUB THREE

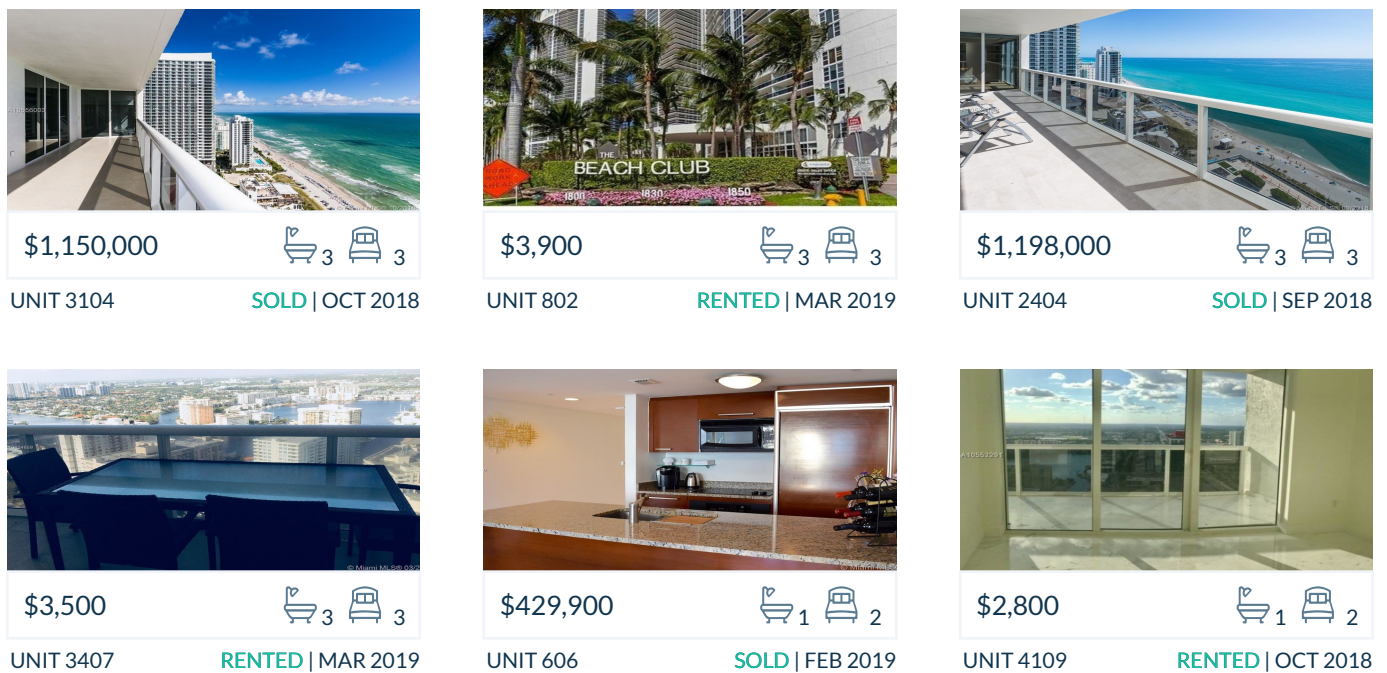
Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Beach Club Three



Sold

LAST 20 PROPERTIES SOLD IN BEACH CLUB THREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2404	\$1,198,000	3/3	\$576.5	2,078	Apr 2019	175
606	\$429,900	2/1	\$395.9	1,086	Mar 2019	6
2705	\$749,000	2/2	\$420.3	1,782	Feb 2019	115
PH44...	\$1,495,000	3/4	\$581.7	2,570	Jan 2019	438
3901	\$1,395,000	3/3	\$671.3	2,078	Jan 2019	N/A
1910	\$710,000	2/2	\$398.4	1,782	Dec 2018	26
3006	\$459,000	2/1	\$422.7	1,086	Dec 2018	531
2709	\$435,000	2/1	\$400.6	1,086	Nov 2018	142
2208	\$645,000	3/3	\$410.6	1,571	Oct 2018	256
2007	\$650,000	3/3	\$413.7	1,571	Sep 2018	121
3406	\$429,900	2/1	\$395.9	1,086	Sep 2018	407
3005	\$710,000	2/2	\$398.4	1,782	Sep 2018	113
3401	\$1,150,000	3/3	\$553.4	2,078	Sep 2018	46
1503	\$850,000	3/3	\$461.7	1,841	Aug 2018	49
509	\$362,990	2/1	\$334.2	1,086	Aug 2018	51
UP43...	\$770,000	2/2	\$432.1	1,782	Jul 2018	103
1507	\$589,000	3/3	\$374.9	1,571	Jun 2018	429
2202	\$916,995	3/3	\$498.1	1,841	Jun 2018	112
605	\$555,000	2/2	\$311.4	1,782	Jun 2018	67
1808	\$599,000	3/3	\$381.3	1,571	May 2018	87

Rented

LAST 20 PROPERTIES RENTED IN BEACH CLUB THREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3407	\$3,500	3/3	\$2.2	1,571	Apr 2019	5
4109	\$2,800	2/1	\$2.6	1,086	Mar 2019	145
2508	\$3,495	3/3	\$2.2	1,571	Mar 2019	90
2407	\$3,200	3/3	\$2.0	1,571	Feb 2019	71
1908	\$3,150	3/3	\$2.0	1,571	Feb 2019	198
610	\$3,400	2/2	\$1.9	1,782	Jan 2019	159
3001	\$5,000	3/3	\$2.4	2,078	Jan 2019	55
2208	\$3,550	3/3	\$2.3	1,571	Jan 2019	71
1404	\$5,500	3/3	\$2.6	2,078	Jan 2019	489
1506	\$2,650	2/1	\$2.4	1,086	Dec 2018	96
3008	\$3,700	3/3	\$2.4	1,571	Dec 2018	64
2410	\$3,950	2/2	\$2.2	1,782	Dec 2018	126
3803	\$4,600	3/3	\$2.5	1,841	Dec 2018	170
1008	\$3,400	3/3	\$2.2	1,571	Dec 2018	39
806	\$2,350	2/1	\$2.2	1,086	Nov 2018	122
3706	\$2,700	2/1	\$2.5	1,086	Nov 2018	114
1806	\$2,500	2/1	\$2.3	1,086	Nov 2018	57
3003	\$4,290	3/3	\$2.3	1,840	Nov 2018	77
801	\$4,980	3/3	\$2.4	2,078	Oct 2018	109
N/A	\$5,000	3/3	\$3.2	1,571	Oct 2018	87

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH02	\$1,748,900	3/4	\$680.5	2570	Sep 2017	N/A
PH44...	\$1,800,000	3/4	\$706.4	2548	Sep 2018	N/A
PH44...	\$2,095,000	3/4	\$836.3	2505	Sep 2018	N/A
PH44...	\$8,900/mth	3/4	\$3.6	2505	Mar 2019	N/A
PH44...	\$7,500/mth	3/4	\$3.0	2538	Apr 2019	N/A
305	\$2,990/mth	2/2	\$1.7	1782	Apr 2019	N/A
505	\$685,000	2/2	\$384.4	1782	Oct 2018	N/A
507	\$598,000	3/3	\$380.6	1571	Jan 2019	N/A
507	\$3,300/mth	3/3	\$2.1	1571	Jan 2019	N/A
508	\$620,000	3/3	\$394.7	1571	Nov 2018	N/A
608	\$3,250/mth	3/3	\$2.1	1571	Nov 2018	N/A
801	\$5,400/mth	3/3	\$2.6	2078	Mar 2019	N/A
804	\$999,000	3/3	\$480.8	2078	Apr 2019	N/A
805	\$695,000	2/2	\$390.0	1782	Sep 2014	GODOFSKY,H...
903	\$899,000	3/3	N/A	N/A	Feb 2019	N/A
905	\$799,000	2/2	\$448.4	1782	Mar 2017	DRIZOS,STAV...
1005	\$4,500/mth	2/2	\$2.5	1782	Sep 2018	N/A
1008	\$530,000	3/3	\$337.4	1571	Feb 2019	N/A
1009	\$409,000	2/1	\$376.6	1086	Oct 2018	N/A
1101	\$5,500/mth	3/3	\$2.6	2078	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1108	\$539,000	3/3	\$343.1	1571	Jan 2019	N/A
1210	\$3,900/mth	2/2	\$2.2	1782	Apr 2019	N/A
1406	\$444,900	2/1	\$409.7	1086	Jan 2018	N/A
1406	\$2,650/mth	2/1	\$2.4	1086	Apr 2019	N/A
1502	\$859,000	3/3	\$466.6	1841	Mar 2017	N/A
1702	\$4,400/mth	3/3	\$2.4	1841	Apr 2019	N/A
1702	\$859,000	3/3	\$466.6	1841	May 2019	N/A
1705	\$789,000	2/2	\$442.8	1782	Mar 2019	N/A
1705	\$4,200/mth	2/2	\$2.4	1782	Mar 2019	N/A
1801	\$1,198,000	3/3	\$576.5	2078	Apr 2019	N/A
1804	\$6,500/mth	3/3	\$3.1	2078	Apr 2019	N/A
1902	\$950,000	3/3	\$516.0	1841	Feb 2019	N/A
2003	\$850,000	3/3	\$461.7	1841	Jan 2019	N/A
2010	\$799,000	2/2	\$448.4	1782	Jun 2018	SALVIA,CIRO...
2104	\$1,049,000	3/3	\$504.8	2078	Dec 2018	N/A
2207	\$655,000	3/3	\$422.3	1551	Jul 2017	DELGADO,GU...
2307	\$595,000	3/3	\$378.7	1571	Mar 2019	N/A
2403	\$815,000	3/3	N/A	N/A	Jun 2018	N/A
2406	\$2,500/mth	1/1	\$2.3	1086	Apr 2019	N/A
2407	\$610,000	3/3	\$388.3	1571	Mar 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2410	\$879,000	2/2	\$493.3	1782	Aug 2018	N/A
2504	\$1,250,000	3/3	\$601.5	2078	Oct 2018	N/A
2504	\$6,500/mth	3/3	\$3.1	2078	Oct 2018	N/A
2510	\$4,300/mth	2/2	\$2.4	1782	Mar 2019	N/A
2601	\$5,200/mth	3/3	\$2.5	2078	May 2019	N/A
2602	\$4,350/mth	3/3	\$2.4	1841	Jan 2019	N/A
2706	\$445,000	1/1	\$409.8	1086	Mar 2019	N/A
2710	\$725,000	2/2	\$406.8	1782	Feb 2019	N/A
2802	\$1,020,000	3/3	\$554.0	1841	Jun 2018	N/A
2803	\$949,000	3/3	\$515.5	1841	May 2018	N/A
2910	\$4,895/mth	2/2	\$2.7	1782	May 2018	SEMAAN,MO...
3101	\$5,300/mth	3/3	\$2.6	2078	Mar 2019	N/A
3103	\$4,500/mth	3/3	\$2.4	1841	Dec 2018	N/A
3205	\$724,900	2/2	\$406.8	1782	Mar 2019	N/A
3301	\$999,999	3/3	\$481.2	2078	Nov 2018	N/A
3403	\$1,048,000	4/3	\$569.3	1841	May 2018	N/A
3503	\$890,000	3/3	\$483.4	1841	May 2018	SALVATORE P...
3504	\$6,000/mth	3/3	\$2.9	2078	May 2019	N/A
3703	\$890,000	3/3	\$483.4	1841	Dec 2018	N/A
3706	\$2,900/mth	2/1	\$2.7	1086	Jan 2019	N/A

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3707	\$679,000	3/3	\$432.2	1571	Dec 2018	N/A
3810	\$797,000	2/2	\$447.3	1782	Apr 2019	N/A
3909	\$449,700	2/1	\$414.1	1086	Jan 2019	N/A
3910	\$769,000	2/2	\$431.5	1782	Jun 2016	GODOFSKY,H...
4003	\$915,000	3/3	\$497.0	1841	Sep 2018	N/A
4009	\$469,999	2/1	\$432.8	1086	May 2019	N/A
4110	\$899,900	2/2	\$505.0	1782	Mar 2016	KRAVCHENK...
4305	\$950,000	2/2	\$533.1	1782	Oct 2018	N/A
4305	\$4,900/mth	2/2	\$2.7	1782	Dec 2018	N/A