

Market Report

June, 2019



Beach Club Three

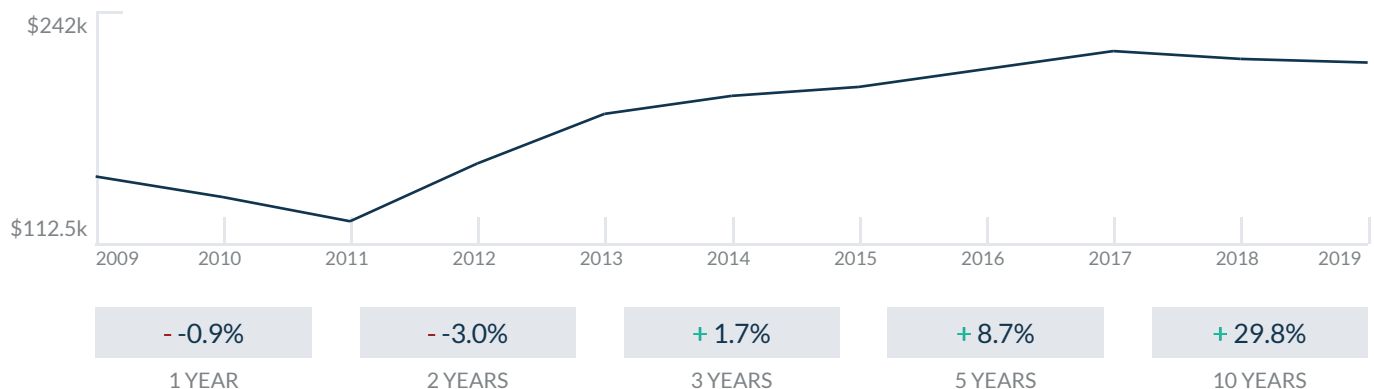
1800 S Ocean Dr
Hallandale, FL 33009

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

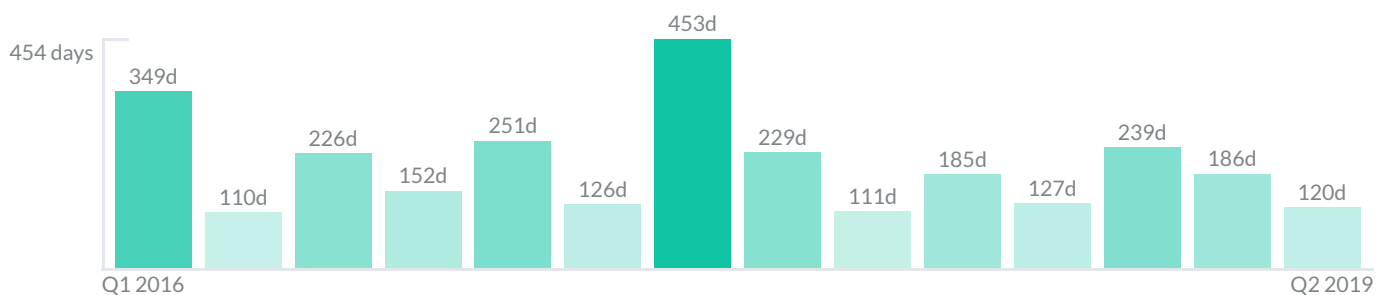
The property stats graph represents the median price evolution since ten years in your postal code area.



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

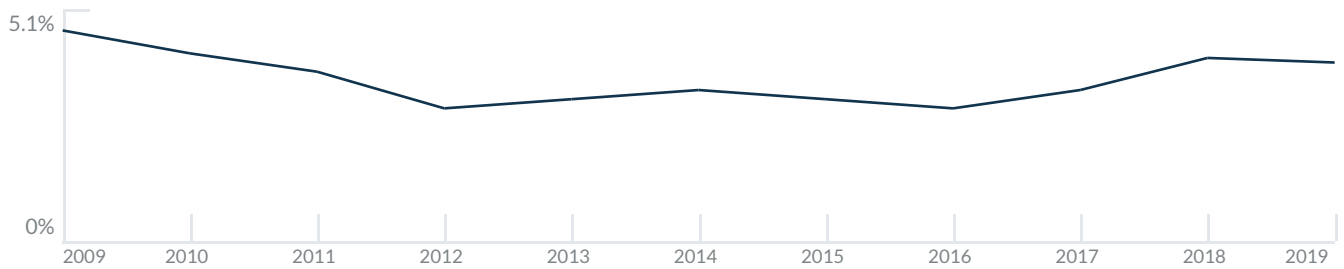
PER YEAR

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©

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

Insights

IN BEACH CLUB THREE

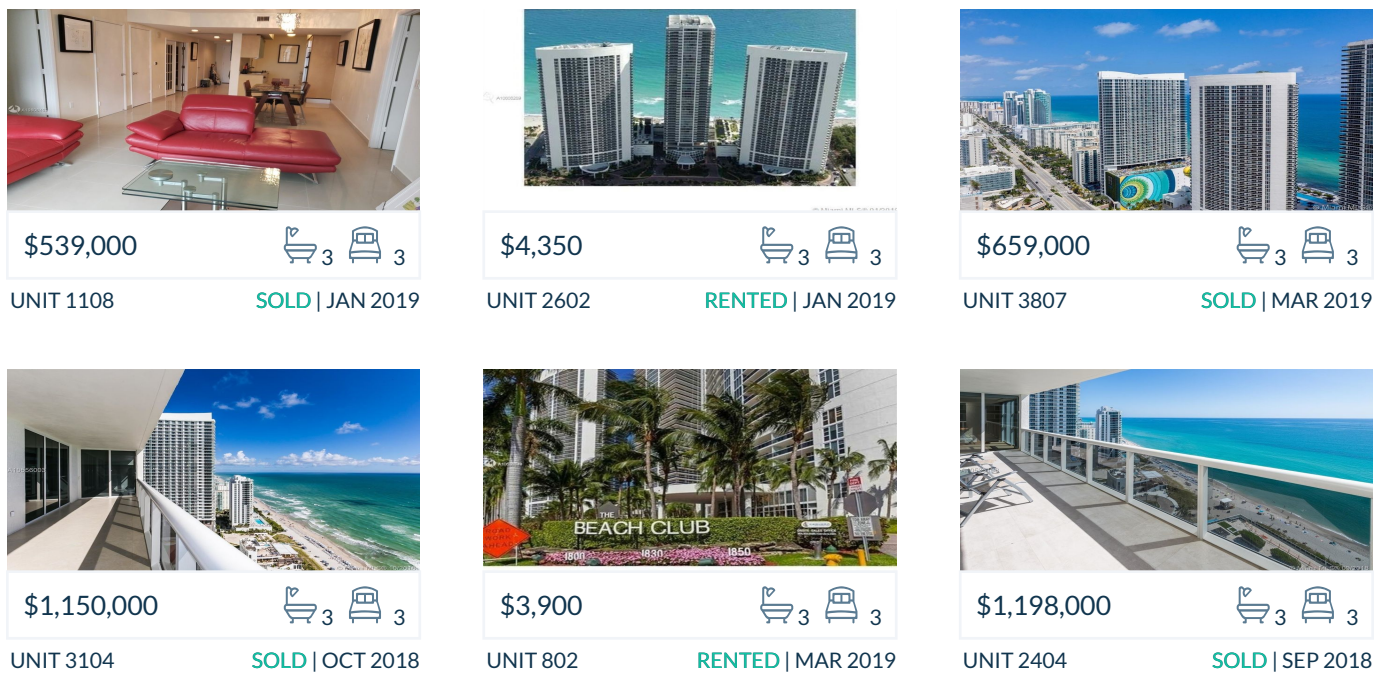
Below the average listing prices of available unit per property type.



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 |
|---------|-------------|------------|---------|-------|-------------|----------------|
| 1108 | \$539,000 | 3/3 | \$343.1 | 1,571 | May 2019 | 93 |
| 3807 | \$659,000 | 3/3 | \$419.5 | 1,571 | May 2019 | 14 |
| 3104 | \$1,150,000 | 3/3 | \$553.4 | 2,078 | May 2019 | 197 |
| 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 |

Rented

LAST 20 PROPERTIES RENTED IN BEACH CLUB THREE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 2602 | \$4,350 | 3/3 | \$2.4 | 1,841 | May 2019 | 109 |
| 802 | \$3,900 | 3/3 | \$2.1 | 1,841 | Apr 2019 | 21 |
| 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 |

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... | \$2,090,000 | 3/4 | \$834.3 | 2505 | Sep 2018 | N/A |
| PH44... | \$8,950/mth | 3/4 | \$3.6 | 2505 | Mar 2019 | N/A |
| PH44... | \$7,500/mth | 3/4 | \$3.0 | 2538 | Apr 2019 | N/A |
| LPH-08 | \$769,000 | 3/3 | \$489.5 | 1571 | May 2019 | N/A |
| 305 | \$2,900/mth | 2/2 | \$1.6 | 1782 | Apr 2019 | N/A |
| 407 | \$3,100/mth | 3/3 | \$2.0 | 1571 | May 2019 | N/A |
| 505 | \$685,000 | 2/2 | \$384.4 | 1782 | Oct 2018 | N/A |
| 508 | \$620,000 | 3/3 | \$394.7 | 1571 | Nov 2018 | N/A |
| 508 | \$3,499/mth | 3/3 | \$2.2 | 1571 | May 2019 | 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... |
| 902 | \$4,000/mth | 3/3 | \$2.2 | 1841 | May 2019 | N/A |
| 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... |
| 1004 | \$1,199,000 | 3/3 | \$577.0 | 2078 | May 2019 | N/A |
| 1005 | \$4,500/mth | 2/2 | \$2.5 | 1782 | Sep 2018 | N/A |

Currently Listed

ACTIVE LISTINGS 2/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| 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 | \$5,450/mth | 3/3 | \$2.6 | 2078 | Apr 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 | \$839,000 | 3/3 | \$455.7 | 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 | \$6,300/mth | 3/3 | \$3.0 | 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... |
| 2207 | \$655,000 | 3/3 | \$422.3 | 1551 | Jul 2017 | DELGADO,GU... |
| 2304 | \$5,200/mth | 3/3 | \$2.5 | 2078 | May 2019 | N/A |
| 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 |

Currently Listed

ACTIVE LISTINGS 3/4

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|--------------|
| 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 |
| 2410 | \$879,000 | 2/2 | \$493.3 | 1782 | Aug 2018 | N/A |
| 2410 | \$4,290/mth | 2/2 | \$2.4 | 1782 | May 2019 | 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 |
| 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... |
| 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 |
| 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 | \$674,000 | 3/3 | \$429.0 | 1571 | Dec 2018 | N/A |
| 3707 | \$657,000 | 3/3 | \$418.2 | 1571 | May 2019 | N/A |
| 3810 | \$779,000 | 2/2 | \$437.1 | 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 |
| 4305 | \$4,900/mth | 2/2 | \$2.7 | 1782 | Dec 2018 | N/A |
| 4406 | \$3,100/mth | 2/1 | \$3.0 | 1050 | May 2019 | N/A |