

# Market Report

May, 2021



## 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](http://beachclubthreecondosforsale.com).

## Property Stats

POSTAL CODE 33009

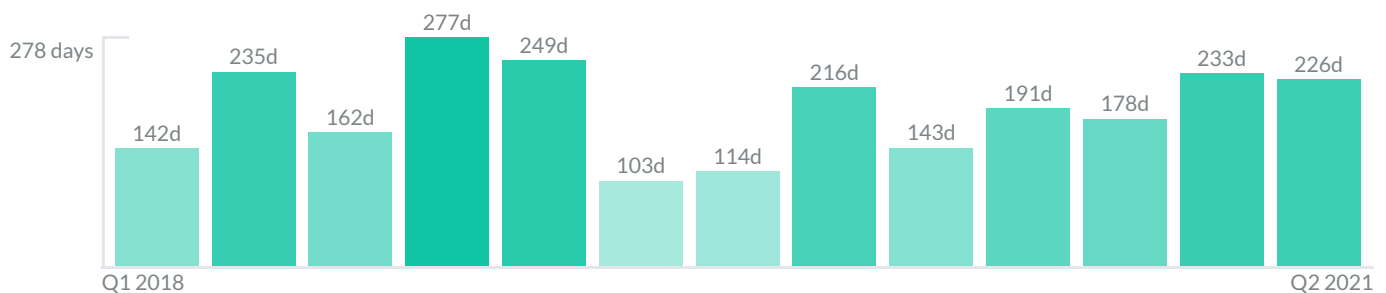
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

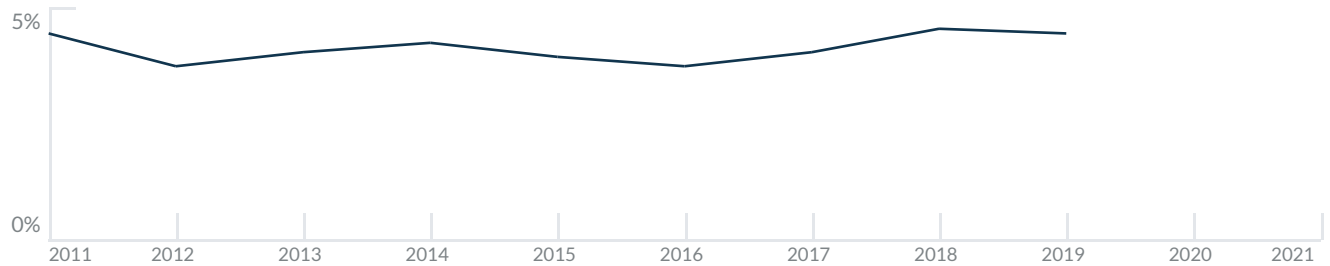


# Mortgage Rates

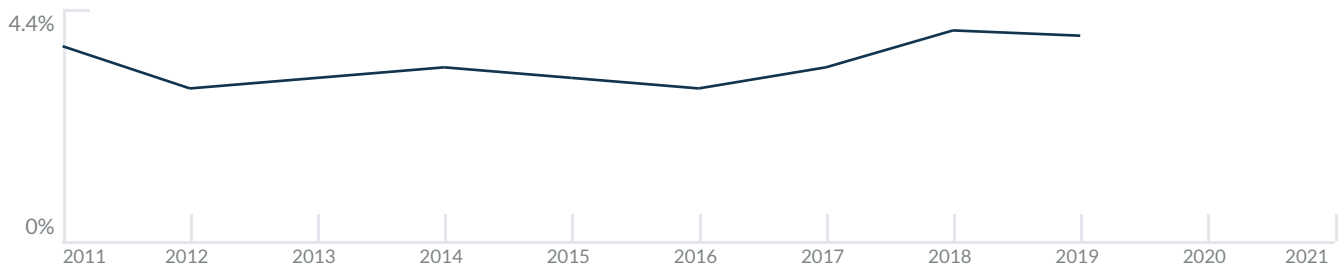
PER YEAR

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©

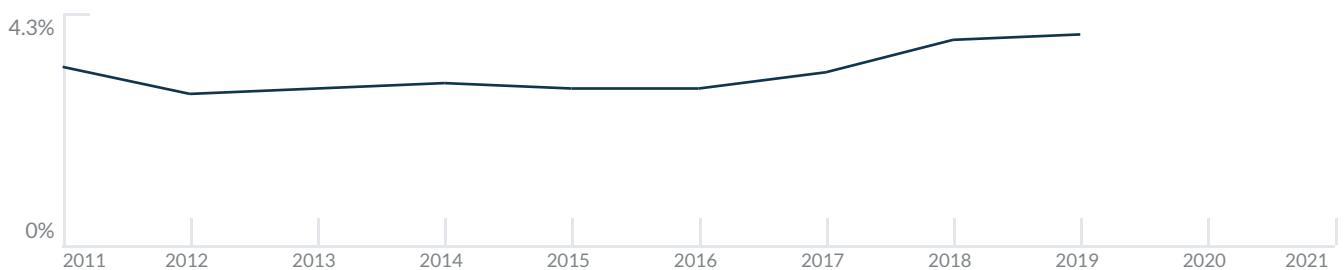
30 YEARS FIXED 4.4%



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.

2 BEDS

**\$612,000**  
AVERAGE PRICE

2 FOR SALE  
1 FOR RENT

3 BED

**\$958,000**  
AVERAGE PRICE

3 FOR SALE  
3 FOR RENT

**1.7% to 4.4%**

CAP RATE

Yearly net income when rent

**5.1%**

NEGOTIABILITY

What you can negotiate



Sale within the last month

# Activity

SOLD OR RENTED

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



\$1,200,000



UNIT 2304

**SOLD** | APR 2021



\$860,000



UNIT 4003

**SOLD** | APR 2021



\$1,190,000



UNIT 4001

**SOLD** | APR 2021



\$2,900



UNIT 2309

**RENTED** | APR 2021

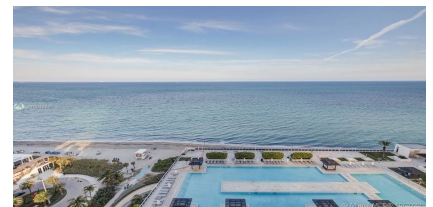


\$1,795,000



UNIT 4401

**SOLD** | APR 2021



\$850,000



UNIT 1902

**SOLD** | APR 2021

## Sold

LAST 20 PROPERTIES SOLD IN BEACH CLUB THREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2304	\$1,200,000	3/4	\$577.5	2,078	Apr 2021	92
4003	\$860,000	3/3	\$467.1	1,841	Apr 2021	925
4001	\$1,190,000	3/4	\$572.7	2,078	Apr 2021	189
4401	\$1,795,000	3/5	\$803.1	2,235	Apr 2021	113
1902	\$850,000	3/3	\$461.7	1,841	Apr 2021	147
709	\$399,000	2/1	\$367.4	1,086	Apr 2021	96
Caba...	\$335,000	0/1	N/A	N/A	Apr 2021	20
PH02	\$1,399,995	3/4	\$544.7	2,570	Mar 2021	235
LPH 05	\$849,000	2/2	\$476.4	1,782	Mar 2021	125
2108	\$639,000	3/3	\$406.7	1,571	Mar 2021	83
1604	\$1,140,000	3/4	\$548.6	2,078	Mar 2021	324
1008	\$550,000	3/3	\$350.1	1,571	Mar 2021	64
1110	\$699,000	2/2	\$392.3	1,782	Feb 2021	84
907	\$619,900	3/3	\$394.6	1,571	Feb 2021	83
3701	\$1,175,000	3/4	\$565.4	2,078	Feb 2021	222
3607	\$675,000	3/3	\$429.7	1,571	Feb 2021	64
3809	\$454,900	2/1	\$418.9	1,086	Jan 2021	275
2802	\$920,000	3/3	\$499.7	1,841	Jan 2021	122
1502	\$859,000	3/3	\$466.6	1,841	Jan 2021	1377
1004	\$1,055,000	3/4	\$507.7	2,078	Jan 2021	168

## Rented

LAST 20 PROPERTIES RENTED IN BEACH CLUB THREE

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2309	\$2,900	2/1	\$2.7	1,086	Apr 2021	10
PH44...	\$8,500	3/5	\$3.8	2,235	Apr 2021	27
4408	\$3,950	3/3	\$2.7	1,470	Apr 2021	4
2407	\$3,100	3/3	\$2.0	1,571	Mar 2021	13
3606	\$3,100	2/1	\$2.9	1,086	Mar 2021	22
2301	\$5,100	3/4	\$2.5	2,078	Mar 2021	35
508	\$3,199	3/3	\$2.0	1,571	Mar 2021	135
1004	\$5,000	3/4	\$2.4	2,078	Mar 2021	14
3504	\$5,500	3/4	\$2.6	2,078	Feb 2021	43
801	\$4,950	3/4	\$2.4	2,078	Feb 2021	144
2501	\$5,100	3/4	\$2.5	2,078	Feb 2021	172
2502	\$4,200	3/3	\$2.3	1,841	Feb 2021	98
3004	\$5,500	3/4	\$2.6	2,078	Jan 2021	135
4406	\$2,950	2/1	\$2.8	1,050	Jan 2021	246
2809	\$3,000	2/1	\$2.8	1,086	Jan 2021	106
3201	\$4,800	3/4	\$2.3	2,078	Jan 2021	257
3305	\$3,690	2/2	\$2.1	1,782	Dec 2020	202
2602	\$4,350	3/3	\$2.4	1,841	Dec 2020	71
2402	\$5,200	3/3	\$2.8	1,841	Dec 2020	78
2504	\$5,200	3/4	\$2.5	2,078	Dec 2020	183

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
UPH...	\$1,399,000	3/3	\$759.9	1841	Mar 2021	KANDOV,YURY
406	\$399,000	2/1	\$367.4	1086	Apr 2021	VAN GOGH IN...
407	\$3,800/mth	3/3	\$2.4	1571	Apr 2021	GIBEL,BORIS
607	\$585,000	3/3	\$372.4	1571	Mar 2021	COTLER,ALLA...
3303	\$5,000/mth	3/3	\$2.7	1841	Apr 2021	DONALD FIN...
3305	\$825,000	2/2	\$463.0	1782	Apr 2021	KRYUCHKOV...
4107	\$5,000/mth	3/3	\$3.2	1571	Apr 2021	N/A
4206	\$3,200/mth	2/1	\$2.9	1086	Apr 2021	STEZEN,LUBA
4407	\$890,000	3/3	\$605.4	1470	Apr 2021	N/A