

Market Report

October, 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.

Property Stats

POSTAL CODE 33009

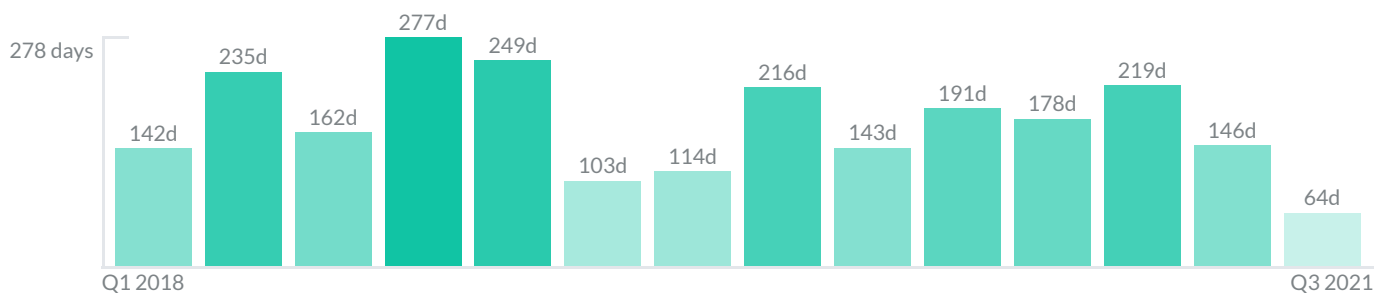
The property stats graph represents the median price evolution since ten years in your postal code area.



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©

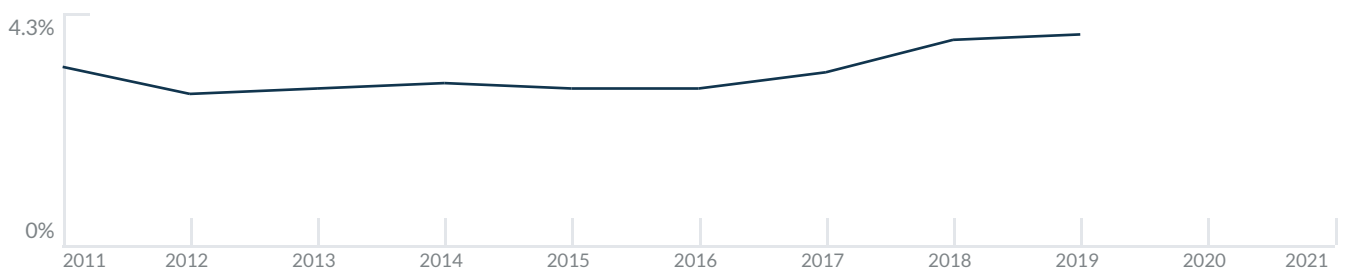
30 YEARS FIXED 4.4%



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

\$635,000
AVERAGE PRICE

1 FOR SALE
1 FOR RENT

3 BED

\$1,233,000
AVERAGE PRICE

8 FOR SALE
2 FOR RENT

1.4% to 2.9%

CAP RATE

Yearly net income when rent

4.1%

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



\$5,000



UNIT 2208

RENTED | SEP 2021



\$1,599,000



UNIT 2104

SOLD | SEP 2021

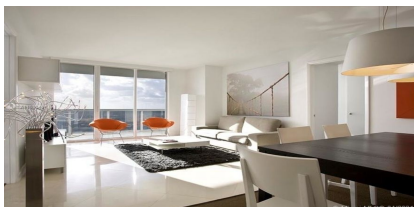


\$774,950



UNIT 4208

SOLD | SEP 2021



\$4,800



UNIT 4107

RENTED | SEP 2021



\$5,500



UNIT 2310

RENTED | AUG 2021



\$3,250



UNIT 3808

RENTED | AUG 2021

Sold

LAST 20 PROPERTIES SOLD IN BEACH CLUB THREE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Buying Date | Days on Market |
|------|-------------|------------|---------|-------|-------------|----------------|
| 2104 | \$1,599,000 | 3/4 | \$769.5 | 2,078 | Sep 2021 | 33 |
| 4208 | \$774,950 | 3/3 | \$493.3 | 1,571 | Aug 2021 | 2 |
| 607 | \$585,000 | 3/3 | \$372.4 | 1,571 | Jul 2021 | 117 |
| 1010 | \$850,000 | 2/2 | \$477.0 | 1,782 | Jul 2021 | 38 |
| 406 | \$399,000 | 2/1 | \$367.4 | 1,086 | Jul 2021 | 165 |
| 705 | \$849,000 | 2/2 | \$476.4 | 1,782 | Jul 2021 | 30 |
| 2606 | \$440,000 | 2/1 | \$405.2 | 1,086 | Jun 2021 | 23 |
| 3109 | \$445,000 | 2/1 | \$409.8 | 1,086 | Jun 2021 | 6 |
| 704 | \$1,379,000 | 3/4 | \$663.6 | 2,078 | Jun 2021 | 193 |
| 4009 | \$455,000 | 1/1 | \$419.0 | 1,086 | May 2021 | 75 |
| 903 | \$850,000 | 3/3 | \$461.7 | 1,841 | May 2021 | 82 |
| 4305 | \$799,000 | 2/2 | \$448.4 | 1,782 | May 2021 | 50 |
| 2505 | \$799,000 | 2/2 | \$448.4 | 1,782 | May 2021 | 74 |
| 2101 | \$1,270,000 | 3/4 | \$611.2 | 2,078 | Apr 2021 | 242 |
| 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 |
| 3303 | \$899,000 | 3/3 | \$488.3 | 1,841 | Apr 2021 | 8 |
| 1902 | \$850,000 | 3/3 | \$461.7 | 1,841 | Apr 2021 | 147 |

Rented

LAST 20 PROPERTIES RENTED IN BEACH CLUB THREE

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|---------|---------|------------|---------|-------|-------------|----------------|
| 2208 | \$5,000 | 3/3 | \$3.2 | 1,571 | Sep 2021 | 45 |
| 4107 | \$4,800 | 3/3 | \$3.1 | 1,571 | Aug 2021 | 50 |
| 2310 | \$5,500 | 2/2 | \$3.1 | 1,782 | Aug 2021 | 3 |
| 3808 | \$3,250 | 3/3 | \$2.1 | 1,571 | Aug 2021 | 22 |
| 3409 | \$3,500 | 2/1 | \$3.2 | 1,086 | Jul 2021 | 62 |
| 2903 | \$7,000 | 3/3 | \$3.8 | 1,841 | Jun 2021 | 5 |
| 3509 | \$3,500 | 2/1 | \$3.2 | 1,086 | Jun 2021 | 16 |
| 2104 | \$6,500 | 3/4 | \$3.1 | 2,078 | Jun 2021 | 10 |
| 1804 | \$6,500 | 3/4 | \$3.1 | 2,078 | Jun 2021 | 12 |
| 4206 | \$3,200 | 2/1 | \$2.9 | 1,086 | Jun 2021 | 15 |
| 3303 | \$5,000 | 3/3 | \$2.7 | 1,841 | Jun 2021 | 16 |
| 909 | \$3,300 | 2/1 | \$3.0 | 1,086 | Jun 2021 | 28 |
| 1502 | \$4,500 | 3/3 | \$2.4 | 1,841 | May 2021 | 21 |
| 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 |
| 2007 | \$3,500 | 3/3 | \$2.2 | 1,571 | Mar 2021 | 163 |
| 2301 | \$5,100 | 3/4 | \$2.5 | 2,078 | Mar 2021 | 35 |

Currently Listed

ACTIVE LISTINGS 1/1

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|--------|-------------|------------|-----------|------|--------------|-----------------|
| UPH... | \$1,399,000 | 3/3 | \$759.9 | 1841 | Sep 2021 | KANDOV,YURY |
| 801 | \$1,499,000 | 3/4 | \$721.4 | 2078 | Sep 2021 | COSIC SUNSH... |
| 802 | \$999,000 | 3/3 | \$542.6 | 1841 | Sep 2021 | GIUFFRE,JOH... |
| 2709 | \$635,000 | 2/1 | \$584.7 | 1086 | Sep 2021 | JELAVIC,CHRI... |
| 3007 | \$1,575,000 | 3/3 | \$1,002.5 | 1571 | Sep 2021 | MATRUNDOL... |
| 3203 | \$1,120,000 | 3/3 | \$608.4 | 1841 | Sep 2021 | SALEM,JAIME... |
| 3304 | \$1,550,000 | 3/4 | \$745.9 | 2078 | Sep 2021 | SILK INTERNA... |
| 3607 | \$6,000/mth | 3/3 | \$3.8 | 1571 | Sep 2021 | FAYE GAMBU... |
| 3607 | \$835,000 | 3/3 | \$531.5 | 1571 | Sep 2021 | FAYE GAMBU... |
| 3803 | \$7,000/mth | 3/3 | \$3.8 | 1841 | Sep 2021 | BOSCO,SEBA... |
| 4006 | \$4,200/mth | 2/1 | \$3.9 | 1086 | Sep 2021 | BAZZANI,DAR... |
| 4407 | \$890,000 | 3/3 | \$605.4 | 1470 | Sep 2021 | N/A |