

# Unit N-304 - Aquarius

N-304 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10417866
Status:	Active
Size:	1,768 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Ocean View, Direct Ocean
List Price:	\$749,000
List PPSF:	\$424
Valuated Price:	\$678,000
Valuated PPSF:	\$383

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

Number of units:	269
Number of active listings for rent:	7
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

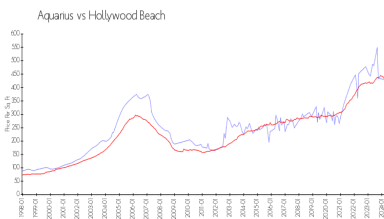
## Building Association Information

Aquarius Condominium Association Incorporated  
 2751 S Ocean Dr, #Dn, Hollywood, 33019  
 (954) 921-7924

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204N	1,768 sq ft	May 2024	\$675,000	\$382
1601S	1,768 sq ft	Apr 2024	\$750,000	\$424
308S	1,868 sq ft	Oct 2023	\$760,000	\$407
1006S	1,360 sq ft	Sep 2023	\$749,900	\$551
1403S	1,143 sq ft	Jun 2023	\$380,000	\$332

## Market Information

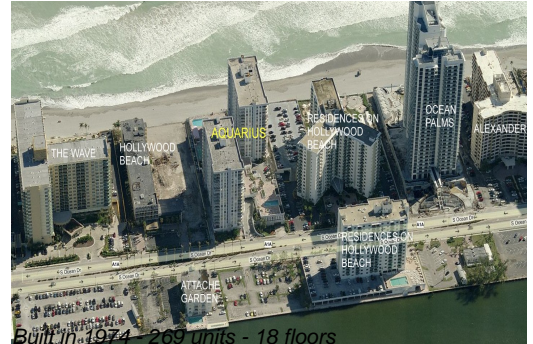


Aquarius:	\$430/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Aquarius	4%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Aquarius  
Hollywood Beach  
Broward

82 days  
86 days  
67 days