

## Unit PH2 - Sian Ocean

PH2 - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	A10723511
Status:	Active
Size:	1,926 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$8,500
List PPSF:	\$4
Valuated Price:	\$972,000
Valuated PPSF:	\$470

*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.*

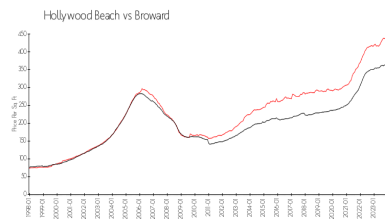
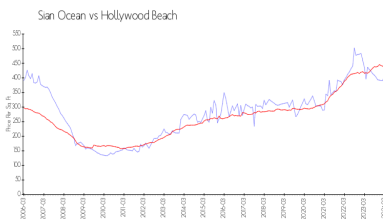
### Building Information

Number of units:	221
Number of active listings for rent:	34
Number of active listings for sale:	27
Building inventory for sale:	12%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

### Building Association Information

Sian Ocean Residences  
(954) 457-6043

### Market Information



Sian Ocean:	\$428/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$348/sq. ft.

### Inventory for Sale

Sian Ocean	12%
Hollywood Beach	5%
Broward	3%

### Avg. Time to Close Over Last 12 Months

Sian Ocean	106 days
Hollywood Beach	85 days
Broward	66 days

