

Unit 16G - Sian Ocean

16G - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11255758
 Status: Active
 Size: 880 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$473,000
 List PPSF: \$538
 Valuated Price: \$430,000
 Valuated PPSF: \$464

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: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

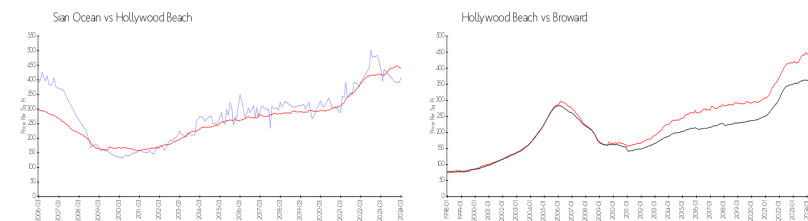
Building Association Information

Sian Ocean Residences
 (954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
4G	880 sq ft	Feb 2024	\$365,000	\$415
14N	1,328 sq ft	Nov 2023	\$595,000	\$448
15G	880 sq ft	Oct 2023	\$420,000	\$477

Market Information



Sian Ocean: \$408/sq. ft.
 Hollywood Beach: \$439/sq. ft.
 Hollywood Beach: \$439/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Sian Ocean: 12%
 Hollywood Beach: 5%
 Broward: 3%

Avg. Time to Close Over Last 12 Months



Sian Ocean
Hollywood Beach
Broward

96 days
84 days
66 days