

# Unit N-204 - Aquarius

N-204 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11442304
Status:	Active Under Contract
Size:	1,768 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$790,000
List PPSF:	\$447
Valuated Price:	\$759,000
Valuated PPSF:	\$429

*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:	1
Number of sales over the last 3 months:	1

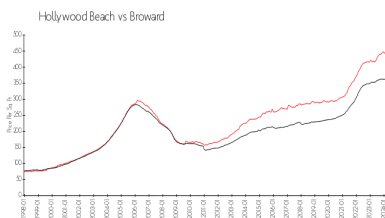
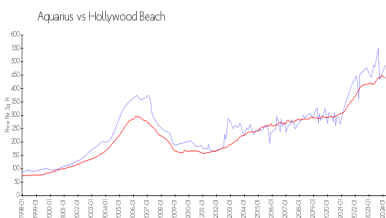
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
406S	1,360 sq ft	May 2023	\$627,000	\$461

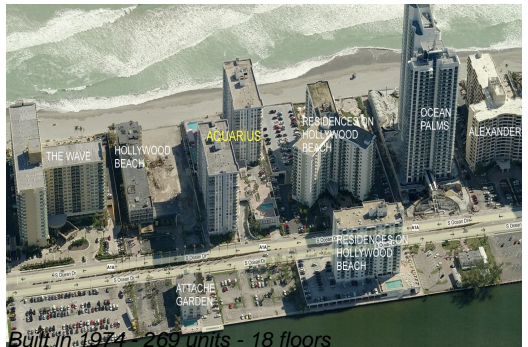
## Market Information



Aquarius:	\$486/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Aquarius	4%
Hollywood Beach	5%
Broward	3%



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

Aquarius	59 days
Hollywood Beach	84 days
Broward	66 days