

# Unit 1609 - Residences on Hollywood East

1609 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11450693  
 Status: Active  
 Size: 1,362 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$513  
 Valuated Price: \$590,000  
 Valuated PPSF: \$433

*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: 359  
 Number of active listings for rent: 33  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

Residences on Hollywood Beach  
 (954) 925-9416

## Recent Sales

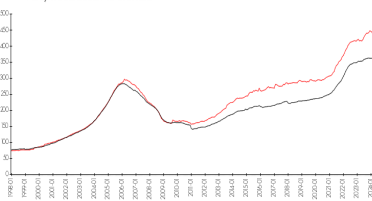
Unit #	Size	Closing Date	Sale Price	PPSF
1527	1,170 sq ft	Apr 2024	\$540,000	\$462
215	883 sq ft	Mar 2024	\$325,000	\$368
117	883 sq ft	Mar 2024	\$400,000	\$453
221	1,113 sq ft	Feb 2024	\$460,000	\$413
325	1,251 sq ft	Jan 2024	\$429,000	\$343

## Market Information

Residences on Hollywood East vs Hollywood Beach



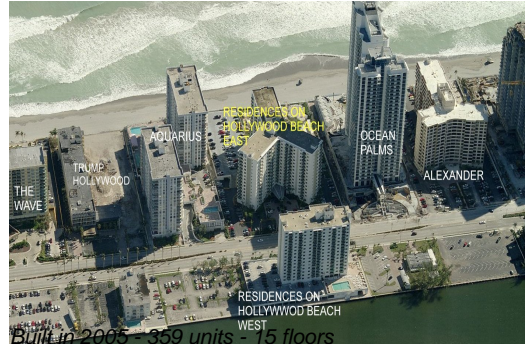
Hollywood Beach vs Broward



Residences on Hollywood East:	\$414/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Residences on Hollywood East: 4%  
 Hollywood Beach: 5%  
 Broward: 3%



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

Residences on Hollywood East	88 days
Hollywood Beach	84 days
Broward	66 days