

# 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:	\$606,000
Valuated PPSF:	\$445

*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

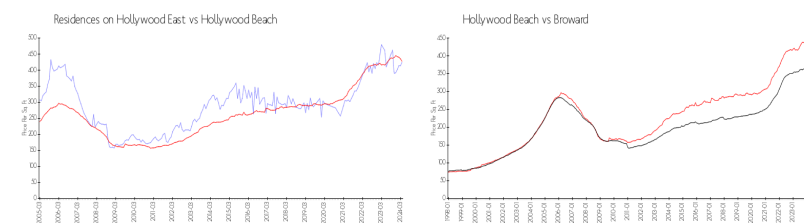
## Building Association Information

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

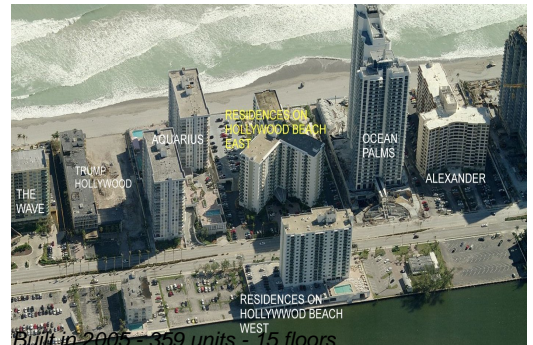
## Market Information



Residences on Hollywood East:	\$425/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Residences on Hollywood East	4%
Hollywood Beach	6%
Broward	4%



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

Residences on Hollywood East	88 days
Hollywood Beach	85 days
Broward	67 days