

# Unit 712A - Hallmark

712A - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11451657
Status:	Active
Size:	1,333 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$540,000
List PPSF:	\$405
Valuated Price:	\$469,000
Valuated PPSF:	\$352

*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:	374
Number of active listings for rent:	11
Number of active listings for sale:	28
Building inventory for sale:	7%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

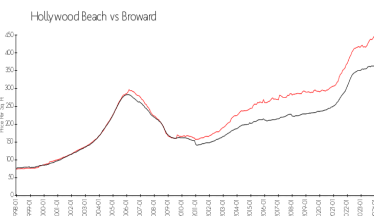
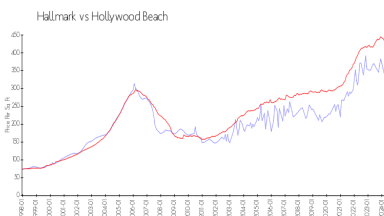
## Building Association Information

The Hallmark Of Hollywood Condominium Association Inc  
3800 S Ocean Drive # 1 Hollywood  
(954) 457-8311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,202 sq ft	Apr 2024	\$330,000	\$275
621	1,333 sq ft	Apr 2024	\$545,000	\$409
1621	1,333 sq ft	Mar 2024	\$530,000	\$398
1704	1,270 sq ft	Mar 2024	\$410,000	\$323
823	900 sq ft	Dec 2023	\$350,000	\$389

## Market Information

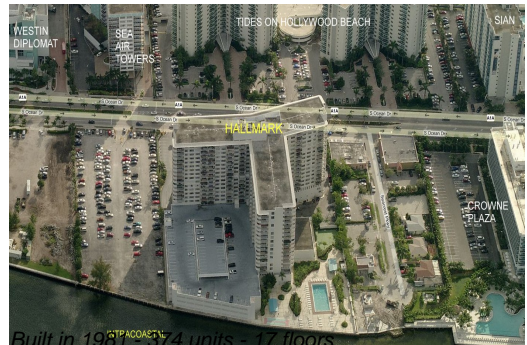


Hallmark: \$350/sq. ft.  
Hollywood Beach: \$427/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Hallmark	7%
Hollywood Beach	5%
Broward	4%



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

Hallmark	104 days
Hollywood Beach	85 days
Broward	67 days