

Unit 1602 - Diplomat Residences

1602 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11463937
Status:	Active
Size:	2,777 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$3,495,000
List PPSF:	\$1,259
Valuated Price:	\$3,017,000
Valuated PPSF:	\$1,086

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:	135
Number of active listings for rent:	6
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

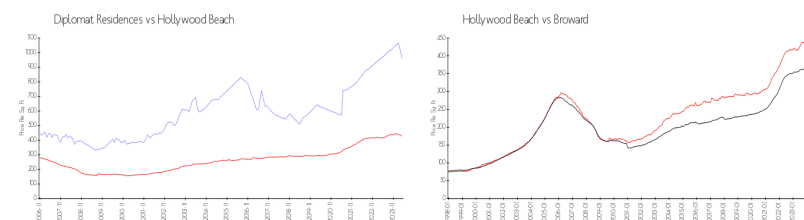
Building Association Information

The Diplomat Oceanfront Residences
(954) 455-2590

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940
Ph2804	9,088 sq ft	Oct 2023	\$6,200,000	\$682
2106	2,857 sq ft	Sep 2023	\$2,320,000	\$812
2304	2,157 sq ft	Jul 2023	\$1,900,000	\$881
1202	3,003 sq ft	Jun 2023	\$2,650,000	\$882

Market Information

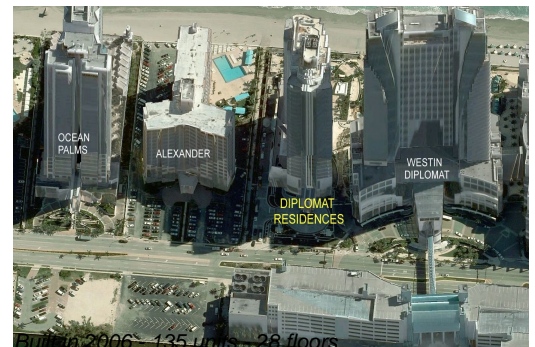


Diplomat Residences:	\$962/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Diplomat Residences	4%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months



Diplomat Residences	66 days
Hollywood Beach	85 days
Broward	67 days