

Unit 7C - Sian Ocean

7C - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11481143
 Status: Active
 Size: 905 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$434,000
 List PPSF: \$480
 Valuated Price: \$388,000
 Valuated PPSF: \$400

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: 221
 Number of active listings for rent: 34
 Number of active listings for sale: 41
 Building inventory for sale: 18%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

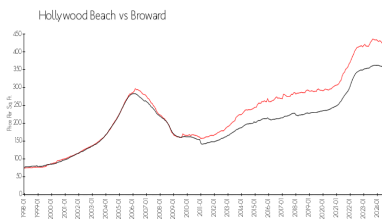
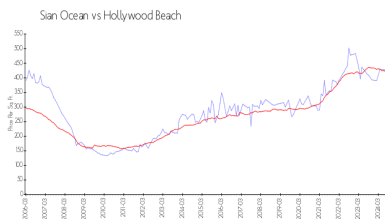
Building Association Information

Sian Ocean Residences
 (954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
16P	1,346 sq ft	Oct 2024	\$490,000	\$364
2G	880 sq ft	Sep 2024	\$475,000	\$540
4L	970 sq ft	Aug 2024	\$400,000	\$412
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
12D	905 sq ft	Apr 2024	\$415,000	\$459

Market Information



Sian Ocean: \$403/sq. ft.
 Hollywood Beach: \$422/sq. ft.

Hollywood Beach: \$422/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Sian Ocean: 19%
 Hollywood Beach: 7%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Sian Ocean: 121 days
 Hollywood Beach: 86 days
 Broward: 74 days

