

## Unit 3R - Sian Ocean

3R - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	A11493904
Status:	Active
Size:	1,358 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$539,000
List PPSF:	\$397
Valuated Price:	\$591,000
Valuated PPSF:	\$409

*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:	30
Building inventory for sale:	13%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

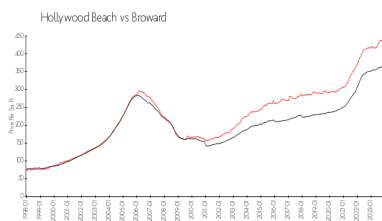
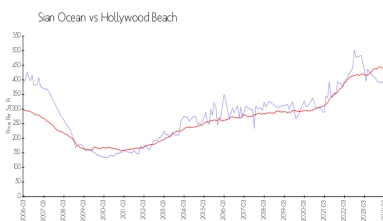
### Building Association Information

Sian Ocean Residences  
(954) 457-6043

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
4G	880 sq ft	Feb 2024	\$365,000	\$415
14N	1,328 sq ft	Nov 2023	\$595,000	\$448

### Market Information



Sian Ocean:	\$428/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

### Inventory for Sale

Sian Ocean	14%
Hollywood Beach	6%
Broward	4%

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



Sian Ocean  
Hollywood Beach  
Broward

106 days  
85 days  
67 days