

Unit 1607 - Hallmark

1607 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11507398
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$495,000
List PPSF:	\$390
Valuated Price:	\$464,000
Valuated PPSF:	\$365

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

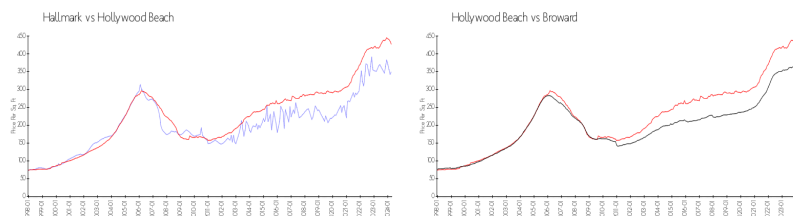
Building Association Information

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

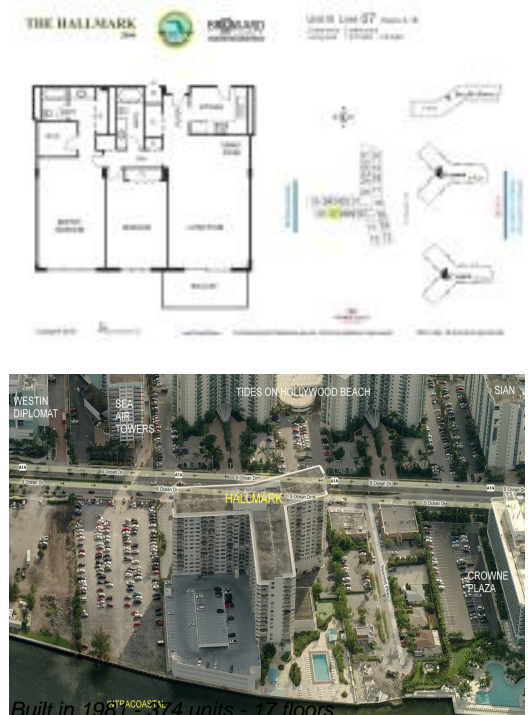


Hallmark:	\$350/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Hallmark	7%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hallmark
Hollywood Beach
Broward

104 days
85 days
67 days