

# Unit 1609 - Hallmark

1609 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11508132  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$355,000  
 List PPSF: \$394  
 Valuated Price: \$322,000  
 Valuated PPSF: \$358

*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: 25  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

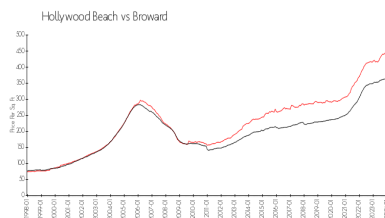
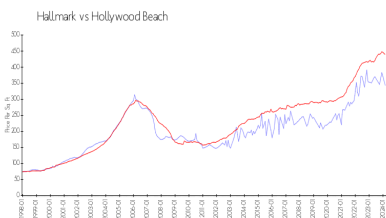
## Building Association Information

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

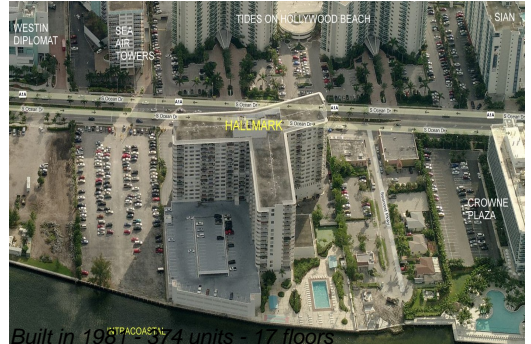
## Market Information



Hallmark: \$343/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Hallmark: 7%  
 Hollywood Beach: 5%  
 Broward: 3%



## Avg. Time to Close Over Last 12 Months

Hallmark	96 days
Hollywood Beach	84 days
Broward	66 days