

# Unit 2305 - Diplomat Residences

2305 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11509216
Status:	Active
Size:	2,623 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	
View:	Bay, Intracoastal View, Ocean View
Rental Price:	\$9,000
List PPSF:	\$3
Valuated Price:	\$2,213,000
Valuated PPSF:	\$844

*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.*

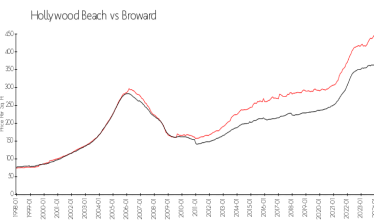
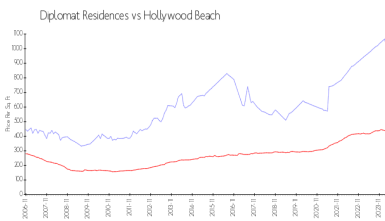
## Building Information

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

## Market Information



Diplomat Residences:	\$962/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Diplomat Residences	4%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Diplomat Residences	66 days
Hollywood Beach	85 days
Broward	66 days

