

# Unit 802 - Diplomat Residences

802 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11511288  
 Status: Active  
 Size: 2,777 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking  
 View:  
 List Price: \$2,999,999  
 List PPSF: \$1,080  
 Valuated Price: \$2,787,000  
 Valuated PPSF: \$1,004

*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

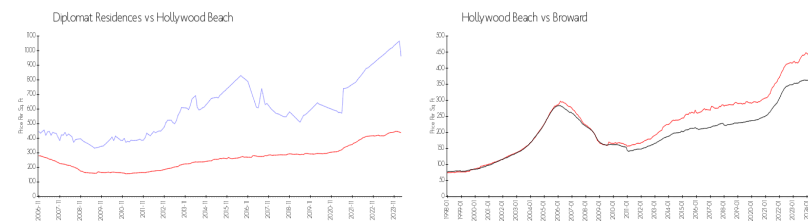
## Building Association Information

The Diplomat Oceanfront Residences  
 (954) 455-2590

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940
Ph2804	9,088 sq ft	Oct 2023	\$6,200,000	\$682
2106	2,857 sq ft	Sep 2023	\$2,320,000	\$812
2304	2,157 sq ft	Jul 2023	\$1,900,000	\$881
1202	3,003 sq ft	Jun 2023	\$2,650,000	\$882

## Market Information



Diplomat Residences: \$962/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/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	84 days
Broward	66 days