

Unit 405 - Ocean Palms

405 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11515558 |
| Status: | Active |
| Size: | 2,115 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$1,463,000 |
| List PPSF: | \$692 |
| Valuated Price: | \$1,395,000 |
| Valuated PPSF: | \$660 |

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: | 240 |
| Number of active listings for rent: | 21 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

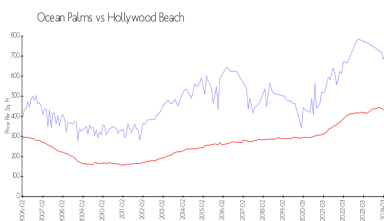
Building Association Information

Ocean Palms Association Inc
(954) 924-6556

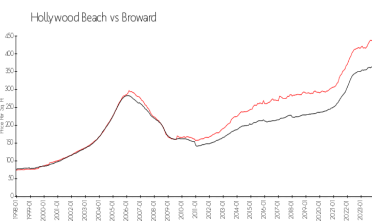
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1806 | 2,115 sq ft | Mar 2024 | \$1,425,000 | \$674 |
| 1103 | 1,733 sq ft | Oct 2023 | \$1,375,000 | \$793 |
| 2305 | 2,115 sq ft | Aug 2023 | \$1,400,000 | \$662 |
| 2402 | 2,308 sq ft | May 2023 | \$2,020,000 | \$875 |
| 2407 | 2,627 sq ft | May 2023 | \$1,635,000 | \$622 |

Market Information



Ocean Palms: \$712/sq. ft.
Hollywood Beach: \$427/sq. ft.

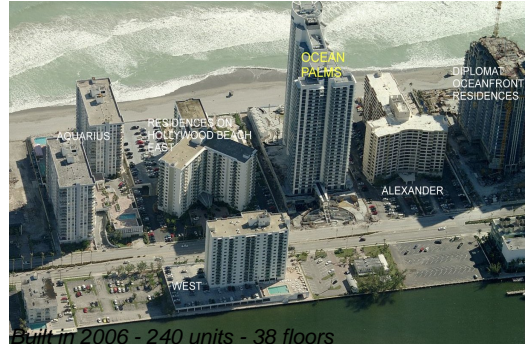


Hollywood Beach: \$427/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Ocean Palms | 5% |
| Hollywood Beach | 6% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Ocean Palms
Hollywood Beach
Broward

56 days
85 days
67 days