

# Unit 604 - Diplomat Residences

604 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11526996        |
| Status:         | Active           |
| Size:           | 2,157 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$1,699,000      |
| List PPSF:      | \$788            |
| Valuated Price: | \$1,536,000      |
| Valuated PPSF:  | \$712            |

*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   |

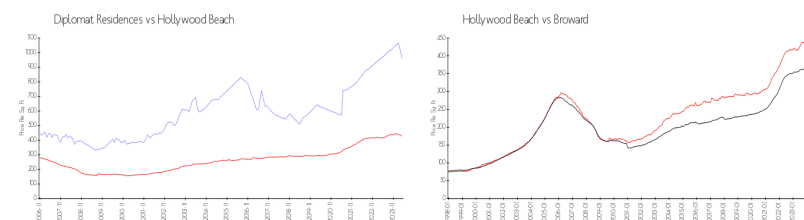
## Building Association Information

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

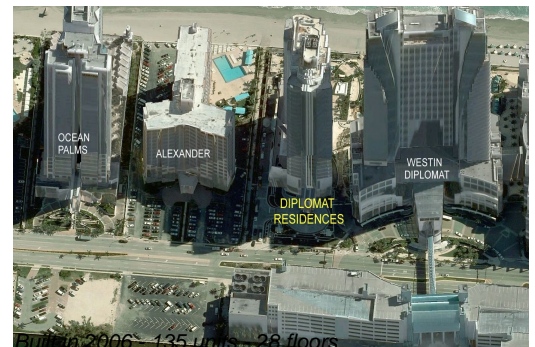


|                      |               |                  |               |
|----------------------|---------------|------------------|---------------|
| Diplomat Residences: | \$962/sq. ft. | Hollywood Beach: | \$427/sq. ft. |
| Hollywood Beach:     | \$427/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| Diplomat Residences | 4% |
| Hollywood Beach     | 5% |
| Broward             | 4% |

## Avg. Time to Close Over Last 12 Months



|                     |         |
|---------------------|---------|
| Diplomat Residences | 66 days |
| Hollywood Beach     | 85 days |
| Broward             | 67 days |