

# 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

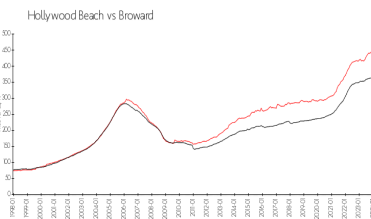
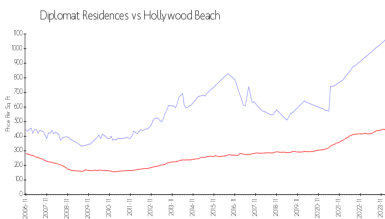
## Building Association Information

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:	\$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  
Hollywood Beach  
Broward

66 days  
84 days  
66 days