

Unit 1102 - Diplomat Residences

1102 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|------------------------------------------------|
| MLS Number: | A11527170 |
| Status: | Active |
| Size: | 2,777 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$2,850,000 |
| List PPSF: | \$1,026 |
| Valuated Price: | \$2,871,000 |
| Valuated PPSF: | \$1,034 |

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 |

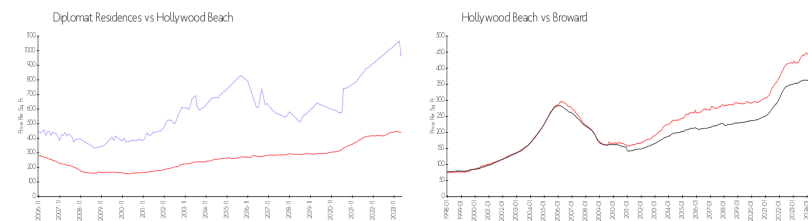
Building Association Information

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 |