

# Unit 3404 - Trump Hollywood

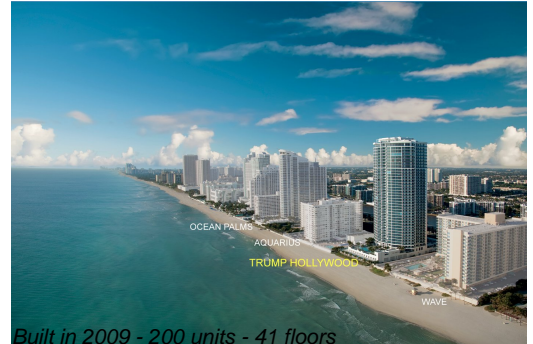
3404 - 2711 S Ocean Dr, Hollywood Beach, FL, Broward 33019



## Unit Information

MLS Number:	A11528806
Status:	Active
Size:	3,395 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$3,499,000
List PPSF:	\$1,031
Valuated Price:	\$3,067,000
Valuated PPSF:	\$961

*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.*



Built in 2009 - 200 units - 41 floors

## Building Information

Number of units:	200
Number of active listings for rent:	7
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

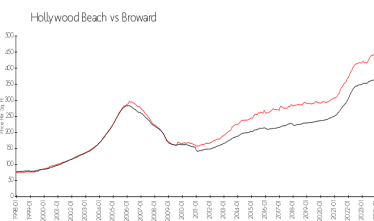
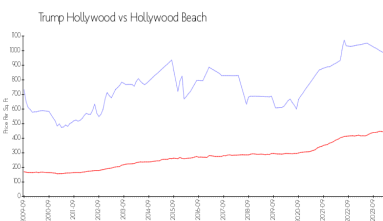
## Building Association Information

Trump Hollywood Condominium  
(954) 925-4447

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	3,062 sq ft	Apr 2024	\$2,795,000	\$913
1902	3,062 sq ft	Dec 2023	\$2,625,000	\$857
3201	2,088 sq ft	Dec 2023	\$1,860,000	\$891
2104	3,395 sq ft	Jun 2023	\$2,900,000	\$854

## Market Information



Trump Hollywood:	\$976/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Trump Hollywood	6%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Trump Hollywood  
Hollywood Beach  
Broward

68 days  
84 days  
66 days