

# Unit 2G - Sian Ocean

2G - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11536219  
 Status: Active  
 Size: 880 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$475,000  
 List PPSF: \$540  
 Valuated Price: \$374,000  
 Valuated PPSF: \$404

*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: 221  
 Number of active listings for rent: 34  
 Number of active listings for sale: 27  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

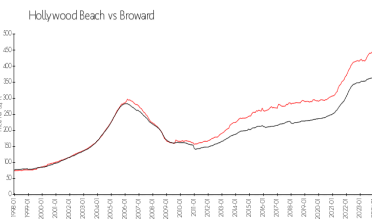
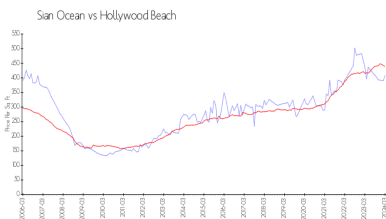
## Building Association Information

Sian Ocean Residences  
 (954) 457-6043

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
12D	905 sq ft	Apr 2024	\$415,000	\$459
4G	880 sq ft	Feb 2024	\$365,000	\$415
14N	1,328 sq ft	Nov 2023	\$595,000	\$448

## Market Information



Sian Ocean: \$408/sq. ft.      Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Sian Ocean: 12%  
 Hollywood Beach: 5%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Sian Ocean  
Hollywood Beach  
Broward

106 days  
84 days  
66 days