

# Unit PH4 - Sian Ocean

PH4 - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11563898
Status:	Active
Size:	905 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking,Open Space Parking,Valet Parking
View:	
List Price:	\$450,000
List PPSF:	\$497
Valuated Price:	\$478,000
Valuated PPSF:	\$493

*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:	29
Building inventory for sale:	13%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

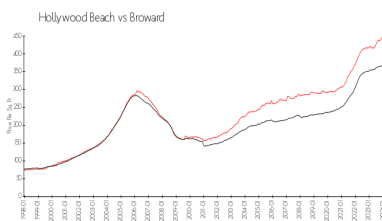
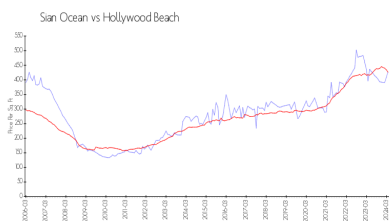
## Building Association Information

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:	\$428/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Sian Ocean	13%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Sian Ocean  
Hollywood Beach  
Broward

105 days  
87 days  
68 days