

# Unit 401 - Residences on Hollywood East

401 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11587302
Status:	Active
Size:	883 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking,Other Parking
View:	
List Price:	\$355,000
List PPSF:	\$402
Valuated Price:	\$294,000
Valuated PPSF:	\$333

*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:	359
Number of active listings for rent:	33
Number of active listings for sale:	23
Building inventory for sale:	6%
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:	2

## Building Association Information

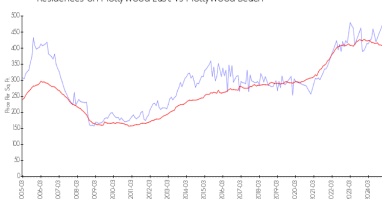
Residences on Hollywood Beach  
(954) 925-9416

## Recent Sales

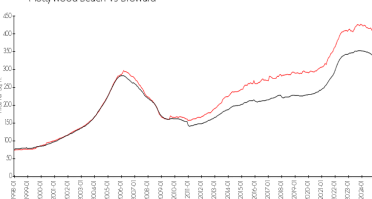
Unit #	Size	Closing Date	Sale Price	PPSF
315	883 sq ft	Mar 2025	\$335,000	\$379
933	817 sq ft	Feb 2025	\$320,000	\$392
1619	883 sq ft	Dec 2024	\$340,000	\$385
609	1,362 sq ft	Dec 2024	\$660,000	\$485
601	883 sq ft	Dec 2024	\$450,000	\$510

## Market Information

Residences on Hollywood East vs Hollywood Beach



Hollywood Beach vs Broward



Residences on Hollywood East: \$376/sq. ft.  
Hollywood Beach: \$400/sq. ft.

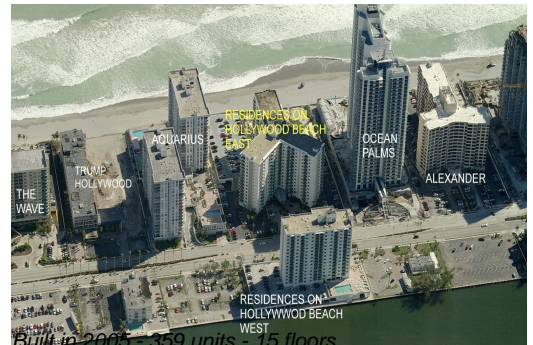
Hollywood Beach: \$400/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

Residences on Hollywood East	6%
Hollywood Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Residences on Hollywood East	81 days
Hollywood Beach	99 days



Broward

83 days