

# Unit 322 - Hallmark

322 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11589481                             |
| Status:         | Active                                |
| Size:           | 900 Sq ft.                            |
| Bedrooms:       | 1                                     |
| Full Bathrooms: | 1                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View:           |                                       |
| List Price:     | \$309,000                             |
| List PPSF:      | \$343                                 |
| Valuated Price: | \$285,000                             |
| Valuated PPSF:  | \$317                                 |

*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:                         | 374 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 35  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

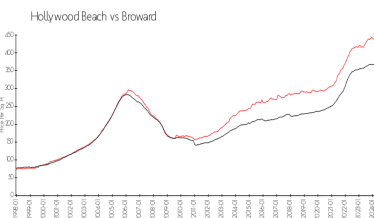
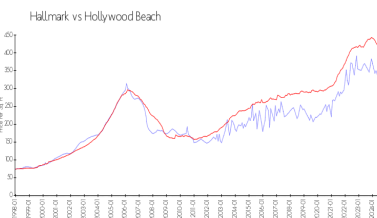
## Building Association Information

The Hallmark Of Hollywood Condominium Association Inc  
 3800 S Ocean Drive # 1 Hollywood  
 (954) 457-8311

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1004   | 1,270 sq ft | Jun 2024     | \$380,000  | \$299 |
| 1720   | 1,333 sq ft | Jun 2024     | \$495,000  | \$371 |
| 1211   | 1,202 sq ft | Apr 2024     | \$330,000  | \$275 |
| 621    | 1,333 sq ft | Apr 2024     | \$545,000  | \$409 |
| 1621   | 1,333 sq ft | Mar 2024     | \$530,000  | \$398 |
| 1704   | 1,270 sq ft | Mar 2024     | \$410,000  | \$323 |

## Market Information

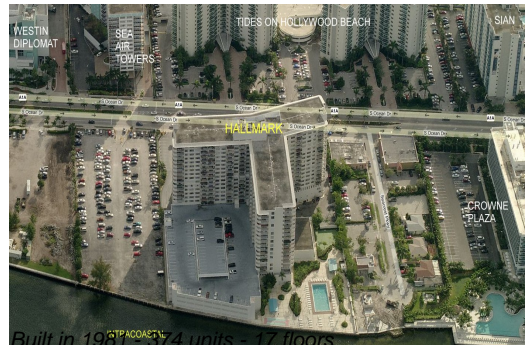


Hallmark: \$328/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

Hollywood Beach: \$418/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Hallmark        | 9% |
| Hollywood Beach | 5% |
| Broward         | 4% |



## **Avg. Time to Close Over Last 12 Months**

|                 |          |
|-----------------|----------|
| Hallmark        | 101 days |
| Hollywood Beach | 91 days  |
| Broward         | 70 days  |