

# Unit 1605 - Residences on Hollywood East

1605 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | A11590638                        |
| Status:         | Active                           |
| Size:           | 883 Sq ft.                       |
| Bedrooms:       | 1                                |
| Full Bathrooms: | 1                                |
| Half Bathrooms: |                                  |
| Parking Spaces: | 2 Or More Spaces,Covered Parking |
| View:           |                                  |
| List Price:     | \$379,777                        |
| List PPSF:      | \$430                            |
| Valuated Price: | \$405,000                        |
| Valuated PPSF:  | \$459                            |

*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:      | 17  |
| Building inventory for sale:             | 4%  |
| 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:  | 4   |

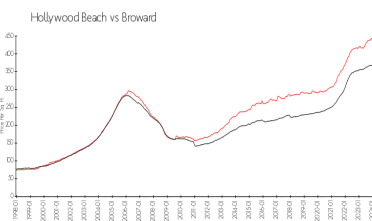
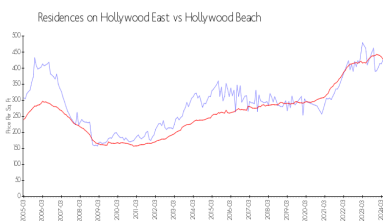
## Building Association Information

Residences on Hollywood Beach  
(954) 925-9416

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 413    | 1,251 sq ft | Jun 2024     | \$585,000  | \$468 |
| 917    | 883 sq ft   | May 2024     | \$410,000  | \$464 |
| 925    | 1,251 sq ft | May 2024     | \$600,000  | \$480 |
| 1111   | 1,208 sq ft | May 2024     | \$675,000  | \$559 |
| 1527   | 1,170 sq ft | Apr 2024     | \$540,000  | \$462 |

## Market Information



|                               |               |                  |               |
|-------------------------------|---------------|------------------|---------------|
| Residences on Hollywood East: | \$459/sq. ft. | Hollywood Beach: | \$418/sq. ft. |
| Hollywood Beach:              | \$418/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                              |    |
|------------------------------|----|
| Residences on Hollywood East | 5% |
| Hollywood Beach              | 5% |
| Broward                      | 4% |

## Avg. Time to Close Over Last 12 Months



Residences on Hollywood East  
Hollywood Beach  
Broward

83 days  
91 days  
70 days