

Unit 1606 - Hallmark

1606 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11598826
 Status: Active
 Size: 1,553 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$599,000
 List PPSF: \$386
 Valuated Price: \$532,000
 Valuated PPSF: \$343

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

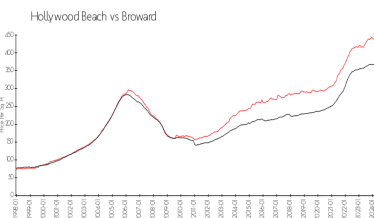
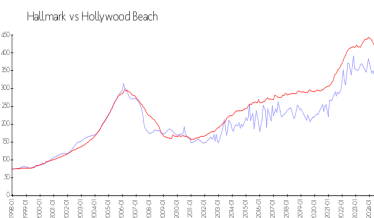
Building Association Information

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

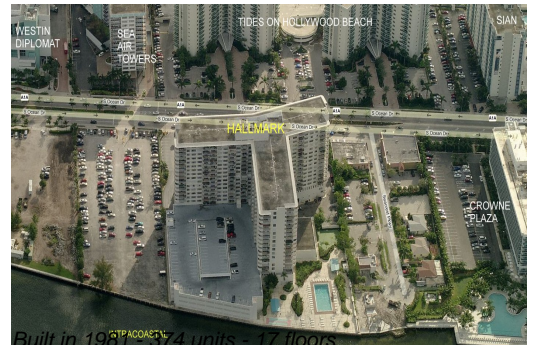
Market Information



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