

# Unit 2G - Sian Ocean

2G - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11600314  
 Status: Active  
 Size: 880 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$470,000  
 List PPSF: \$534  
 Valuated Price: \$372,000  
 Valuated PPSF: \$402

*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: 33  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

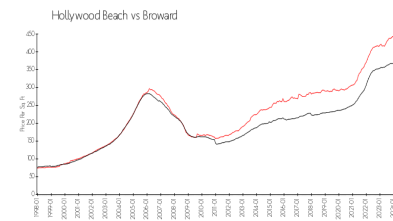
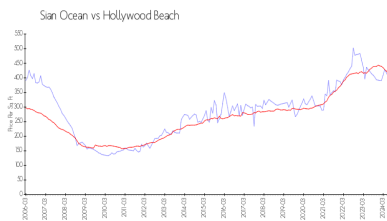
## Building Association Information

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: \$405/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Sian Ocean: 15%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Sian Ocean  
Hollywood Beach  
Broward

89 days  
91 days  
70 days