

Unit 16R - Sian Ocean

16R - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11613558 |
| Status: | Active |
| Size: | 1,358 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$649,000 |
| List PPSF: | \$478 |
| Valuated Price: | \$636,000 |
| Valuated PPSF: | \$440 |

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 |

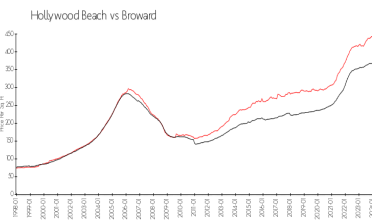
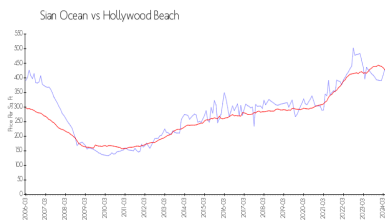
Building Association Information

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