

Unit 9J - Sian Ocean

9J - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11614634
 Status: Active
 Size: 1,178 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$585,000
 List PPSF: \$497
 Valuated Price: \$532,000
 Valuated PPSF: \$430

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

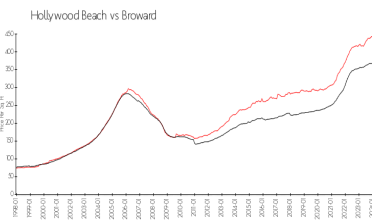
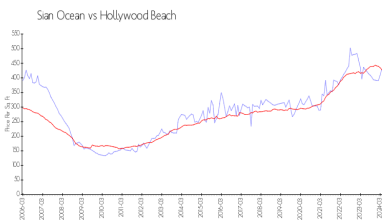
Building Association Information

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

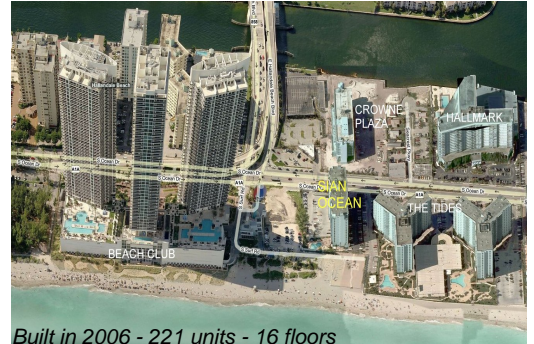


Sian Ocean: \$405/sq. ft.
 Hollywood Beach: \$418/sq. ft.
 Hollywood Beach: \$418/sq. ft.
 Broward: \$349/sq. ft.

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