

# Unit 3205 - Ocean Palms

3205 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11618958  
 Status: Active  
 Size: 2,115 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,899,999  
 List PPSF: \$898  
 Valuated Price: \$1,891,000  
 Valuated PPSF: \$894

*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: 240  
 Number of active listings for rent: 21  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 6

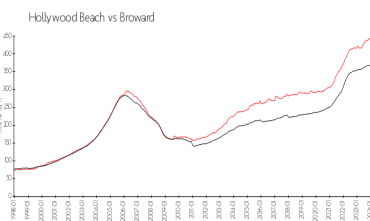
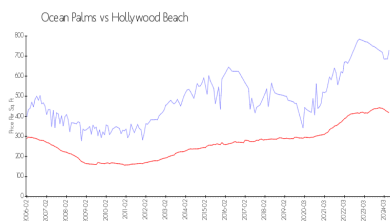
## Building Association Information

Ocean Palms Association Inc  
 (954) 924-6556

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2606	2,115 sq ft	Jul 2024	\$1,740,000	\$823
405	2,115 sq ft	Jul 2024	\$1,300,000	\$615
405	2,115 sq ft	Jul 2024	\$1,300,000	\$615
1001	2,308 sq ft	Jun 2024	\$1,650,000	\$715
408	3,091 sq ft	Jun 2024	\$1,900,000	\$615

## Market Information



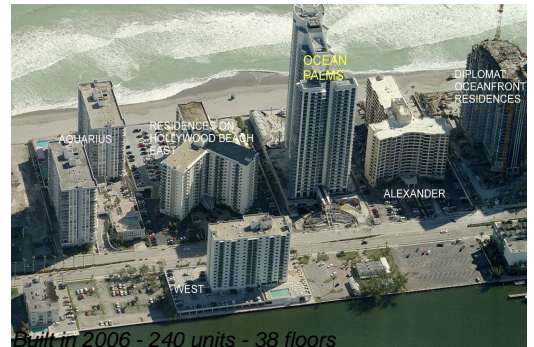
Ocean Palms: \$730/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

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

## Inventory for Sale

Ocean Palms 3%  
 Hollywood Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Ocean Palms  
Hollywood Beach  
Broward

121 days  
91 days  
70 days