

# Unit 6M - Sian Ocean

6M - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11635437  
 Status: Active  
 Size: 1,358 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Ocean View,Direct Ocean,Water View  
 Rental Price: \$3,800  
 List PPSF: \$3  
 Valuated Price: \$536,000  
 Valuated PPSF: \$377

*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.*

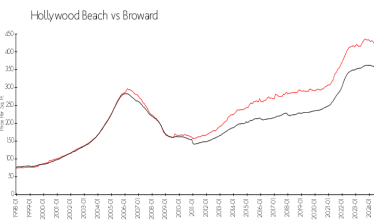
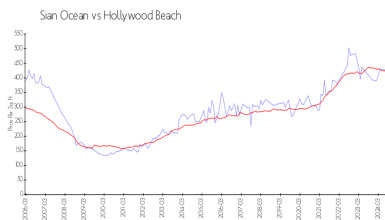
## Building Information

Number of units: 221  
 Number of active listings for rent: 34  
 Number of active listings for sale: 41  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

Sian Ocean Residences  
 (954) 457-6043

## Market Information



Sian Ocean: \$403/sq. ft.  
 Hollywood Beach: \$422/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale

Sian Ocean: 19%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Sian Ocean: 121 days  
 Hollywood Beach: 86 days  
 Broward: 74 days

