

Unit N-1003 - Aquarius

N-1003 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11646475
Status:	Active
Size:	1,143 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$549,999
List PPSF:	\$481
Valuated Price:	\$461,000
Valuated PPSF:	\$403

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:	269
Number of active listings for rent:	7
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

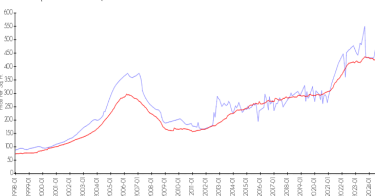
Aquarius Condominium Association Incorporated
2751 S Ocean Dr, #Dn, Hollywood,33019
(954) 921-7924

Recent Sales

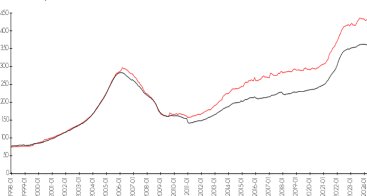
Unit #	Size	Closing Date	Sale Price	PPSF
304N	1,768 sq ft	Nov 2024	\$640,000	\$362
1002N	1,360 sq ft	Nov 2024	\$640,000	\$471
404S	1,768 sq ft	Aug 2024	\$1,000,000	\$566
204N	1,768 sq ft	May 2024	\$675,000	\$382
1601S	1,768 sq ft	Apr 2024	\$750,000	\$424

Market Information

Aquarius vs Hollywood Beach



Hollywood Beach vs Broward



Aquarius: \$469/sq. ft.
Hollywood Beach: \$422/sq. ft.

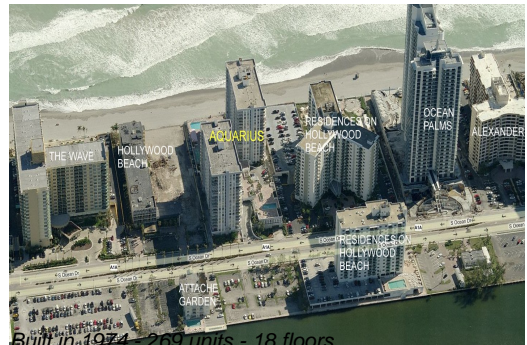
Hollywood Beach: \$422/sq. ft.
Broward: \$339/sq. ft.

Inventory for Sale

Aquarius	6%
Hollywood Beach	7%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aquarius	85 days
Hollywood Beach	86 days
Broward	74 days



Built in 1974 - 269 units - 18 floors