

# Unit 603 - Ocean Palms

603 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11655277
Status:	Active
Size:	1,733 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,500,000
List PPSF:	\$866
Valuated Price:	\$905,000
Valuated PPSF:	\$522

*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:	6
Building inventory for sale:	2%
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:	2

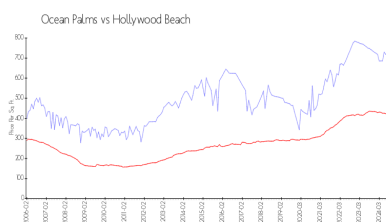
## Building Association Information

Ocean Palms Association Inc  
(954) 924-6556

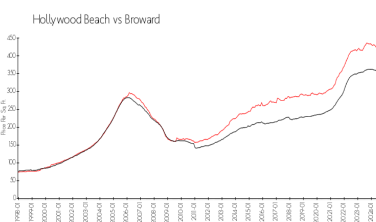
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1204	1,733 sq ft	Nov 2024	\$1,067,000	\$616
3205	2,115 sq ft	Sep 2024	\$1,860,000	\$879
2606	2,115 sq ft	Jul 2024	\$1,740,000	\$823
405	2,115 sq ft	Jul 2024	\$1,300,000	\$615
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## Market Information



Ocean Palms: \$718/sq. ft.  
Hollywood Beach: \$422/sq. ft.



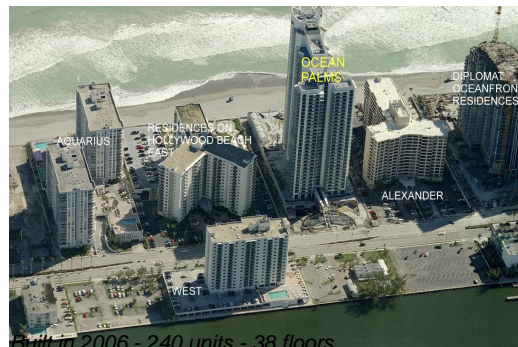
Hollywood Beach: \$422/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

Ocean Palms	3%
Hollywood Beach	7%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Ocean Palms	123 days
Hollywood Beach	84 days
Broward	75 days



Built in 2006 - 240 units - 38 floors