

## Unit 3P - Sian Ocean

3P - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

### Unit Information

MLS Number:	A11656954
Status:	Active
Size:	1,346 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Ocean View,Other View
Rental Price:	\$4,000
List PPSF:	\$3
Valuated Price:	\$555,000
Valuated PPSF:	\$384

*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.*

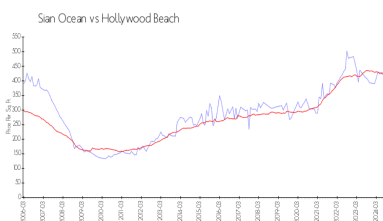
### Building Information

Number of units:	221
Number of active listings for rent:	34
Number of active listings for sale:	38
Building inventory for sale:	17%
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:	2

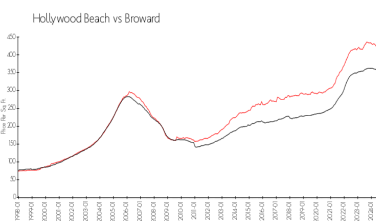
### Building Association Information

Sian Ocean Residences  
(954) 457-6043

### Market Information



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



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

### Inventory for Sale

Sian Ocean	17%
Hollywood Beach	7%
Broward	4%

### Avg. Time to Close Over Last 12 Months

Sian Ocean	121 days
Hollywood Beach	85 days
Broward	75 days

