

# Unit 12N - Sian Ocean

12N - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11659422  
 Status: Active  
 Size: 1,328 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$5,500  
 List PPSF: \$4  
 Valuated Price: \$611,000  
 Valuated PPSF: \$430

*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.*

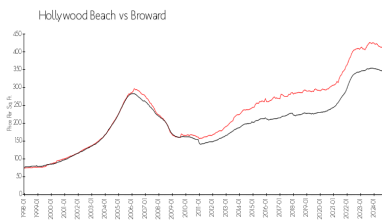
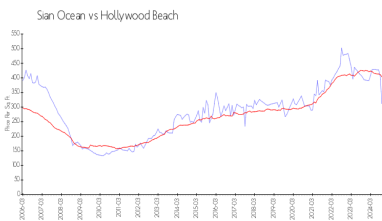
## Building Information

Number of units: 221  
 Number of active listings for rent: 34  
 Number of active listings for sale: 40  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

Sian Ocean Residences  
 (954) 457-6043

## Market Information



Sian Ocean: \$412/sq. ft.      Hollywood Beach: \$402/sq. ft.  
 Hollywood Beach: \$402/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Sian Ocean: 18%  
 Hollywood Beach: 7%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Sian Ocean: 147 days  
 Hollywood Beach: 90 days  
 Broward: 78 days

