

# Unit 506 - Diplomat Residences

506 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11663615  
 Status: Active  
 Size: 2,857 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,849,000  
 List PPSF: \$647  
 Valuated Price: \$1,906,000  
 Valuated PPSF: \$667

*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: 135  
 Number of active listings for rent: 6  
 Number of active listings for sale: 12  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

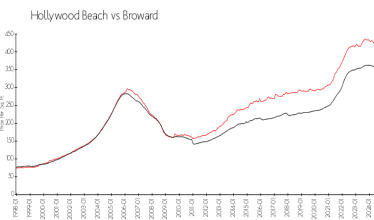
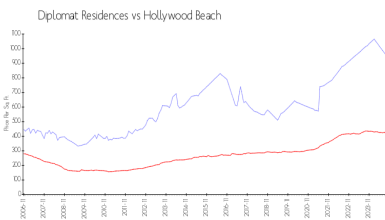
## Building Association Information

The Diplomat Oceanfront Residences  
 (954) 455-2590

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,157 sq ft	Jul 2024	\$16,000,000	\$7,418
805	2,623 sq ft	Jun 2024	\$1,700,000	\$648
904	2,157 sq ft	May 2024	\$1,500,000	\$695
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940

## Market Information



Diplomat Residences:	\$955/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Diplomat Residences: 9%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Diplomat Residences: 97 days  
 Hollywood Beach: 86 days  
 Broward: 74 days

