

# Unit 1407 - Hallmark

1407 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11670424  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$417  
 Valuated Price: \$393,000  
 Valuated PPSF: \$309

*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: 374  
 Number of active listings for rent: 11  
 Number of active listings for sale: 49  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

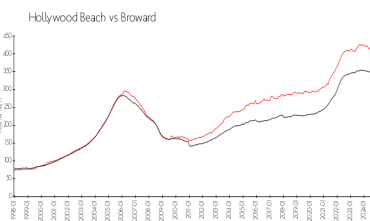
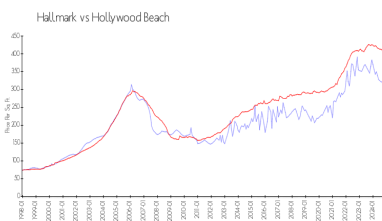
## Building Association Information

The Hallmark Of Hollywood Condominium Association Inc  
 3800 S Ocean Drive # 1 Hollywood  
 (954) 457-8311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
515	1,270 sq ft	Dec 2024	\$380,000	\$299
1522	900 sq ft	Dec 2024	\$290,000	\$322
1105	1,553 sq ft	Sep 2024	\$455,000	\$293
407	1,270 sq ft	Sep 2024	\$345,000	\$272
1122	900 sq ft	Aug 2024	\$320,000	\$356
1718	1,270 sq ft	Aug 2024	\$427,000	\$336

## Market Information



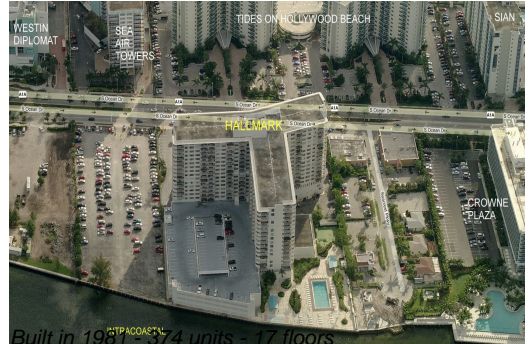
Hallmark: \$302/sq. ft.      Hollywood Beach: \$402/sq. ft.  
 Hollywood Beach: \$402/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Hallmark: 13%  
 Hollywood Beach: 7%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Hallmark: 120 days  
 Hollywood Beach: 91 days



Broward

78 days