

# Unit 415 - Hallmark

415 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11671656  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$457,000  
 List PPSF: \$360  
 Valuated Price: \$386,000  
 Valuated PPSF: \$304

*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: 46  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

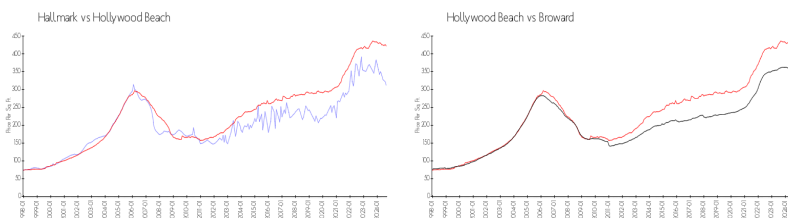
## Building Association Information

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
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
1004	1,270 sq ft	Jun 2024	\$380,000	\$299
1720	1,333 sq ft	Jun 2024	\$495,000	\$371

## Market Information



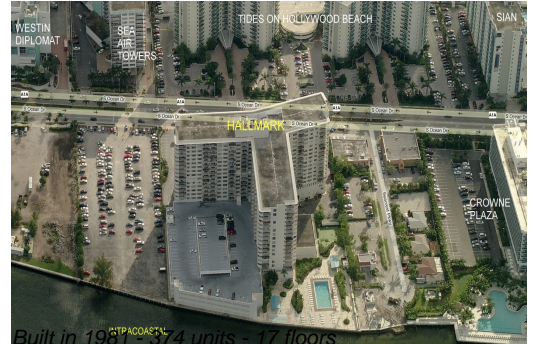
Hallmark: \$311/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Hallmark: 12%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hallmark: 115 days  
 Hollywood Beach: 85 days



Broward

75 days