

# 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

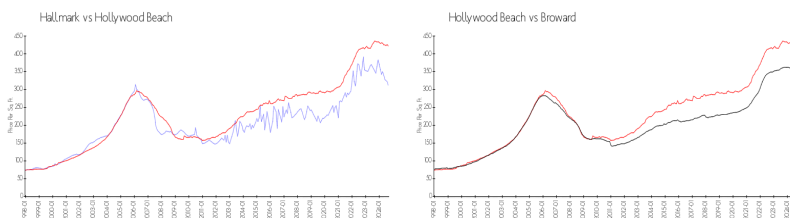
## Building Association Information

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



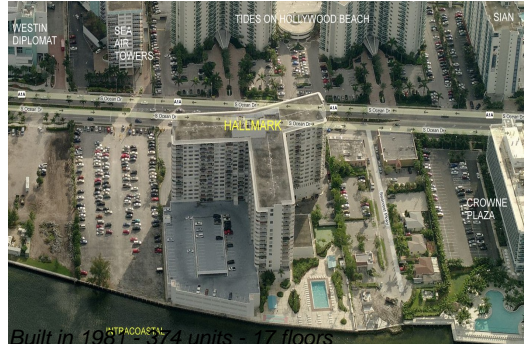
Hallmark:	\$311/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## 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