

# Unit 345 - Residences on Hollywood East

345 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11672807  
 Status: Active  
 Size: 1,251 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$550,000  
 List PPSF: \$440  
 Valuated Price: \$570,000  
 Valuated PPSF: \$456

*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: 359  
 Number of active listings for rent: 33  
 Number of active listings for sale: 24  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

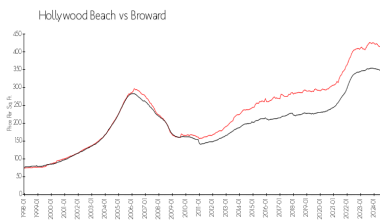
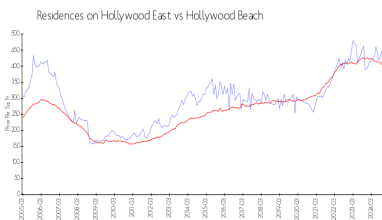
## Building Association Information

Residences on Hollywood Beach  
 (954) 925-9416

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1619	883 sq ft	Dec 2024	\$340,000	\$385
609	1,362 sq ft	Dec 2024	\$660,000	\$485
601	883 sq ft	Dec 2024	\$450,000	\$510
1605	883 sq ft	Aug 2024	\$370,000	\$419
413	1,251 sq ft	Jun 2024	\$585,000	\$468

## Market Information



Residences on Hollywood East: \$473/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Residences on Hollywood East: 7%  
 Hollywood Beach: 7%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Residences on Hollywood East: 73 days  
 Hollywood Beach: 90 days  
 Broward: 78 days

