

# Unit 1102 - Diplomat Residences

1102 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11680190
Status:	Active
Size:	2,777 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$2,850,000
List PPSF:	\$1,026
Valuated Price:	\$2,852,000
Valuated PPSF:	\$1,027

*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

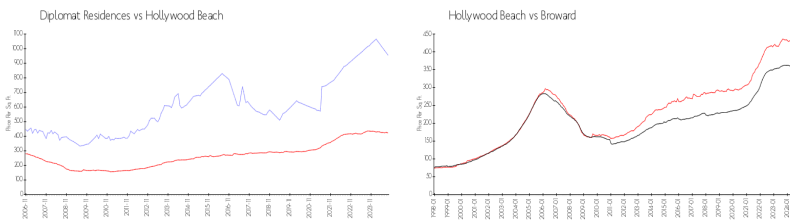
## Building Association Information

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

