

Unit 5F - Sian Ocean

5F - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11680628
 Status: Active
 Size: 1,153 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking
 View:
 List Price: \$560,000
 List PPSF: \$486
 Valuated Price: \$473,000
 Valuated PPSF: \$382

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: 221
 Number of active listings for rent: 34
 Number of active listings for sale: 38
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

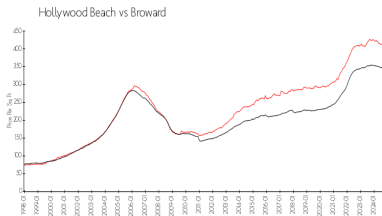
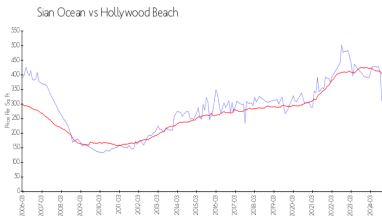
Building Association Information

Sian Ocean Residences
 (954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6P	1,420 sq ft	Jan 2025	\$450,000	\$317
9D	970 sq ft	Dec 2024	\$436,000	\$449
16P	1,346 sq ft	Oct 2024	\$490,000	\$364
2G	880 sq ft	Sep 2024	\$475,000	\$540
4L	970 sq ft	Aug 2024	\$400,000	\$412

Market Information



Sian Ocean: \$412/sq. ft.
 Hollywood Beach: \$402/sq. ft.

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

Inventory for Sale

Sian Ocean: 17%
 Hollywood Beach: 7%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Sian Ocean: 147 days
 Hollywood Beach: 90 days
 Broward: 78 days

