

# Unit 1403 - Renaissance on the Ocean 2

1403 - 6051 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11688146  
 Status: Active  
 Size: 1,988 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,065,000  
 List PPSF: \$536  
 Valuated Price: \$1,028,000  
 Valuated PPSF: \$517

*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: 102  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

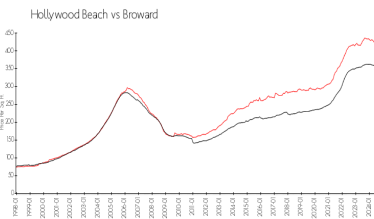
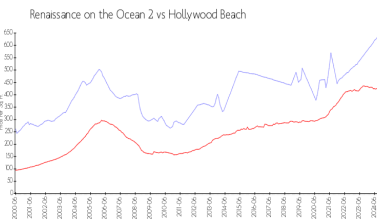
## Building Association Information

Renaissance on the Ocean Condominium Association  
 (954) 924-9120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	2,233 sq ft	Sep 2024	\$1,230,000	\$551
1006	1,992 sq ft	Jun 2024	\$1,550,000	\$778
306-307	4,360 sq ft	Jun 2024	\$2,000,000	\$459

## Market Information



Renaissance on the Ocean 2: \$637/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Renaissance on the Ocean 2: 5%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Renaissance on the Ocean 2: 66 days  
 Hollywood Beach: 86 days  
 Broward: 74 days

