

Unit 11A - Sian Ocean

11A - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11815732
 Status: Active
 Size: 1,146 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$549,000
 List PPSF: \$479
 Valuated Price: \$398,000
 Valuated PPSF: \$329

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: 29
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

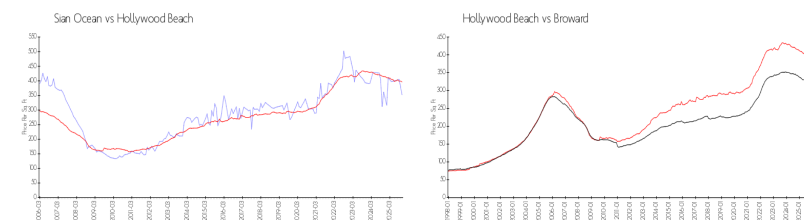
Sian Ocean Residences
 (954) 457-6043

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6M	1,358 sq ft	Nov 2025	\$485,000	\$357
11P	1,346 sq ft	Nov 2025	\$505,000	\$375
7C	905 sq ft	Sep 2025	\$390,000	\$431
6F	1,237 sq ft	Apr 2025	\$460,000	\$372
5J	1,178 sq ft	Feb 2025	\$519,000	\$441

Market Information



Sian Ocean:	\$351/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Sian Ocean	13%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months

Sian Ocean	302 days
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Hollywood Beach
Broward

102 days
88 days