

# Unit 102 - Residences on Hollywood West

102 - 3000 S Ocean Dr, Hollywood Beach, FL, Broward 33109

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11851278                           |
| Status:         | Active                              |
| Size:           | 963 Sq ft.                          |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 1                                   |
| Half Bathrooms: | 1                                   |
| Parking Spaces: | 2 Or More Spaces,Open Space Parking |
| View:           |                                     |
| List Price:     | \$348,000                           |
| List PPSF:      | \$361                               |
| Valuated Price: | \$331,000                           |
| Valuated PPSF:  | \$315                               |

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:                         | 175 |
| Number of active listings for rent:      | 14  |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Residences on Hollywood Beach  
(954) 929-9463

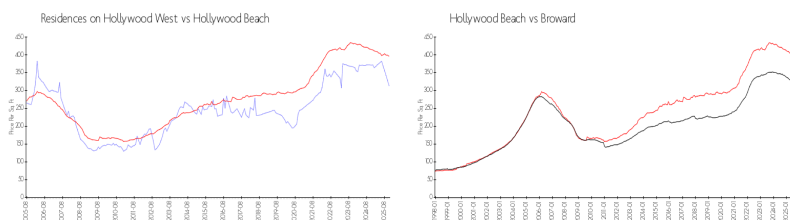
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## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 422    | 1,212 sq ft | Nov 2025     | \$350,000  | \$289 |
| 108    | 906 sq ft   | Nov 2025     | \$279,000  | \$308 |
| 510    | 1,016 sq ft | Aug 2025     | \$330,000  | \$325 |
| 304    | 906 sq ft   | Jun 2025     | \$340,000  | \$375 |
| 1408   | 906 sq ft   | Feb 2025     | \$285,000  | \$315 |

## Market Information



|                               |               |                  |               |
|-------------------------------|---------------|------------------|---------------|
| Residences on Hollywood West: | \$313/sq. ft. | Hollywood Beach: | \$396/sq. ft. |
| Hollywood Beach:              | \$396/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                              |    |
|------------------------------|----|
| Residences on Hollywood West | 7% |
| Hollywood Beach              | 6% |
| Broward                      | 4% |

## Avg. Time to Close Over Last 12 Months

|                              |          |
|------------------------------|----------|
| Residences on Hollywood West | 96 days  |
| Hollywood Beach              | 102 days |
| Broward                      | 88 days  |