

# Unit 1901 - Apogee Beach

1901 - 3951 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11865579    |
| Status:         | Active       |
| Size:           | 3,163 Sq ft. |
| Bedrooms:       | 4            |
| Full Bathrooms: | 4            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$3,500,000  |
| List PPSF:      | \$1,107      |
| Valuated Price: | \$3,515,000  |
| Valuated PPSF:  | \$1,111      |

*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.*

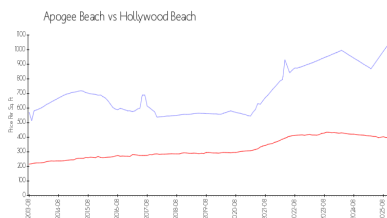
## Building Information

|  |    |
|--|----|
| Number of units:                         | 49 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 4% |
| Number of sales over the last 12 months: | 1  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

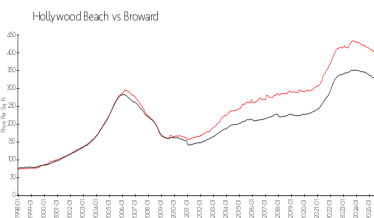
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1601   | 3,163 sq ft | Mar 2025     | \$2,800,000 | \$885 |

## Market Information



Apogee Beach: \$1059/sq. ft.  
Hollywood Beach: \$396/sq. ft.



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

## Inventory for Sale

|                 |    |
|-----------------|----|
| Apogee Beach    | 4% |
| Hollywood Beach | 6% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Apogee Beach    | 117 days |
| Hollywood Beach | 102 days |
| Broward         | 88 days  |

