

# Unit 1608 - Ocean Palms

1608 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11889419
Status:	Active
Size:	3,091 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking,Valet Parking
View:	
List Price:	\$3,325,000
List PPSF:	\$1,076
Valuated Price:	\$2,400,000
Valuated PPSF:	\$776

*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:	240
Number of active listings for rent:	21
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

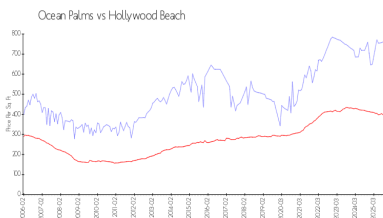
Ocean Palms Association Inc  
(954) 924-6556

<https://>

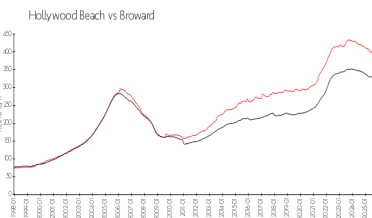
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2905	2,115 sq ft	Nov 2025	\$1,800,000	\$851
701	2,308 sq ft	Oct 2025	\$1,500,000	\$650
1202	2,308 sq ft	Oct 2025	\$1,550,000	\$672
1404	1,733 sq ft	Sep 2025	\$936,000	\$540
905	2,115 sq ft	Aug 2025	\$1,265,000	\$598

## Market Information



Ocean Palms: \$716/sq. ft.  
Hollywood Beach: \$396/sq. ft.

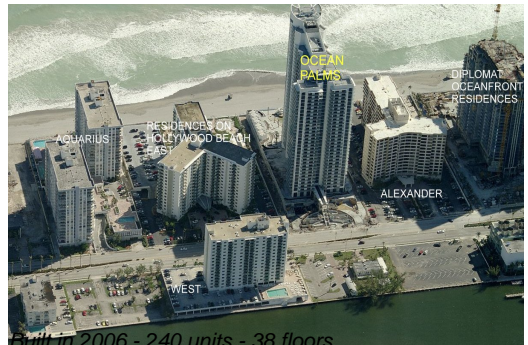


Hollywood Beach: \$396/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Ocean Palms	5%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Built in 2006 - 240 units - 38 floors

Ocean Palms  
Hollywood Beach  
Broward

107 days  
102 days  
88 days