

# Unit 1703 - Diplomat Residences

1703 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11890943
Status:	Active
Size:	2,260 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,650,000
List PPSF:	\$730
Valuated Price:	\$1,576,000
Valuated PPSF:	\$697

*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:	135
Number of active listings for rent:	6
Number of active listings for sale:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

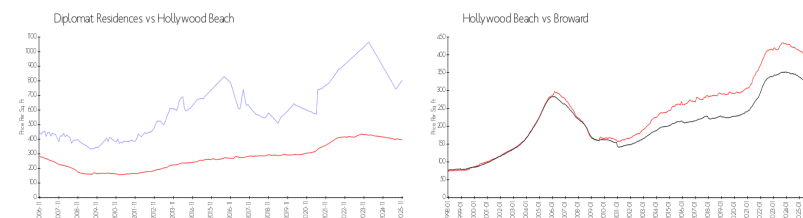
The Diplomat Oceanfront Residences  
(954) 455-2590

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2004	2,300 sq ft	Dec 2025	\$1,625,000	\$707
1102	2,777 sq ft	Sep 2025	\$2,300,000	\$828
1104	2,157 sq ft	Jul 2025	\$1,250,000	\$580

## Market Information



Diplomat Residences:	\$805/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Diplomat Residences	9%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Diplomat Residences	85 days
Hollywood Beach	102 days



Broward

88 days