

Unit 7H - Sian Ocean

7H - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11905813
Status:	Active
Size:	905 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$470,000
List PPSF:	\$519
Valuated Price:	\$323,000
Valuated PPSF:	\$333

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

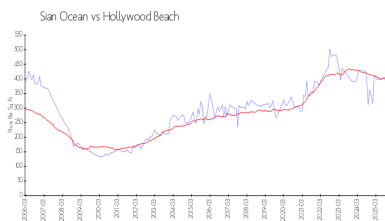
Sian Ocean Residences
(954) 457-6043

<https://>

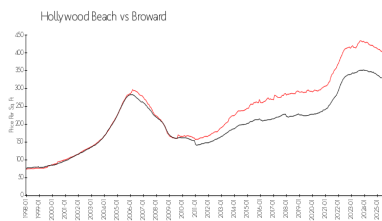
Recent Sales

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
------------	----------



Hollywood Beach
Broward

102 days
88 days