

# Unit 1003 - Diplomat Residences

1003 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                                |
|-----------------|------------------------------------------------|
| MLS Number:     | A11926863                                      |
| Status:         | Active                                         |
| Size:           | 2,260 Sq ft.                                   |
| Bedrooms:       | 2                                              |
| Full Bathrooms: | 2                                              |
| Half Bathrooms: | 1                                              |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View:           |                                                |
| List Price:     | \$2,500,000                                    |
| List PPSF:      | \$1,106                                        |
| Valuated Price: | \$1,470,000                                    |
| Valuated PPSF:  | \$650                                          |

*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

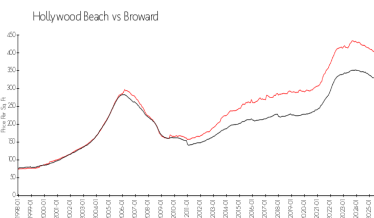
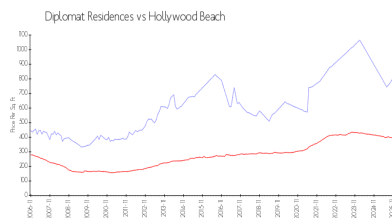
The Diplomat Oceanfront Residences  
(954) 455-2590

<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  
Broward

102 days  
88 days