

# Unit 14H - Sian Ocean

14H - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11933123
Status:	Active
Size:	905 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$495,000
List PPSF:	\$547
Valuated Price:	\$346,000
Valuated PPSF:	\$357

*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

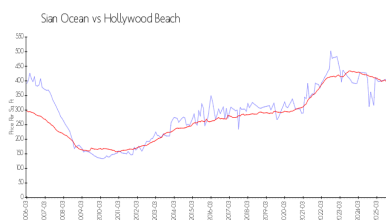
Sian Ocean Residences  
(954) 457-6043

<https://>

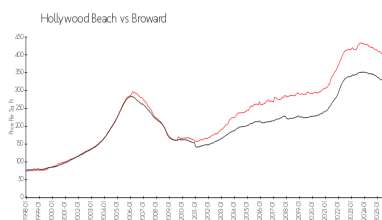
## Recent Sales

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
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Hollywood Beach  
Broward

102 days  
88 days