

Unit 16R - Sian Ocean

16R - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11936627
 Status: Pending
 Size: 1,358 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking
 View:
 List Price: \$560,000
 List PPSF: \$412
 Valuated Price: \$584,000
 Valuated PPSF: \$404

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: 25
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

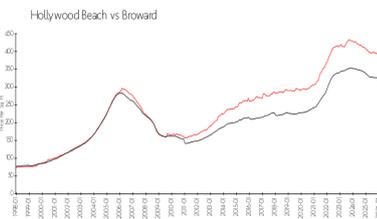
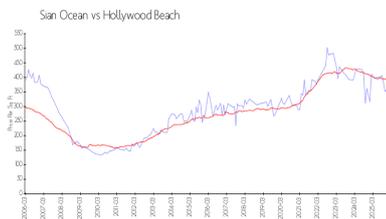
Sian Ocean Residences
 (954) 457-6043

<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
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Market Information



Sian Ocean: \$372/sq. ft.
 Hollywood Beach: \$392/sq. ft.

Hollywood Beach: \$392/sq. ft.
 Broward: \$306/sq. ft.

Inventory for Sale

Sian Ocean: 11%
 Hollywood Beach: 6%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Sian Ocean
Hollywood Beach
Broward

321 days
102 days
89 days