

Unit 204 - Residences on Hollywood West

204 - 3000 S Ocean Dr, Hollywood Beach, FL, Broward 33109

Unit Information

MLS Number: F10407124
 Status: Pending
 Size: 906 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Intracoastal View
 List Price: \$415,000
 List PPSF: \$458
 Valuated Price: \$327,000
 Valuated PPSF: \$361

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: 175
 Number of active listings for rent: 14
 Number of active listings for sale: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Building Association Information

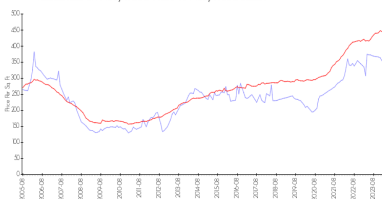
Residences on Hollywood Beach
 (954) 929-9463

Recent Sales

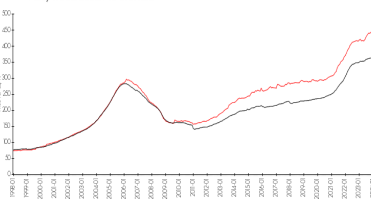
Unit #	Size	Closing Date	Sale Price	PPSF
1000	1,288 sq ft	Apr 2024	\$420,000	\$326
410	1,016 sq ft	Mar 2024	\$295,000	\$290
1200	1,288 sq ft	Mar 2024	\$490,000	\$380
816	906 sq ft	Feb 2024	\$360,000	\$397
612	906 sq ft	Jan 2024	\$340,000	\$375

Market Information

Residences on Hollywood West vs Hollywood Beach



Hollywood Beach vs Broward



Residences on Hollywood West: \$371/sq. ft.
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Residences on Hollywood West: 5%
 Hollywood Beach: 5%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Residences on Hollywood West	86 days
Hollywood Beach	84 days
Broward	66 days