

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:	\$322,000
Valuated PPSF:	\$355

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:	9
Building inventory for sale:	5%
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:	3

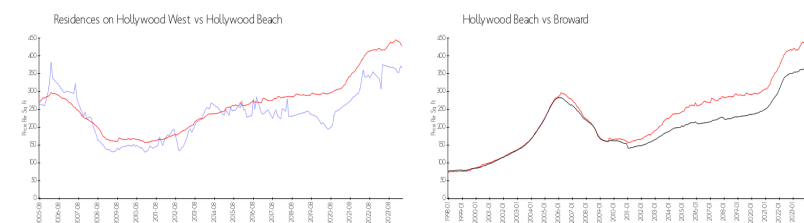
Building Association Information

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

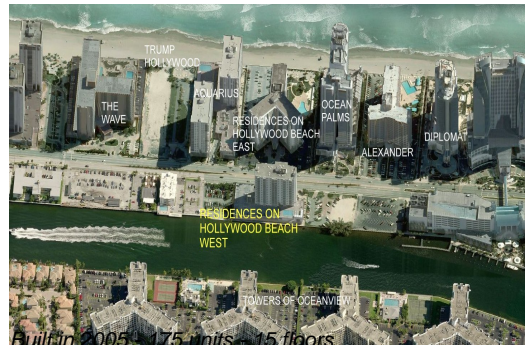
Market Information



Residences on Hollywood West:	\$366/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Residences on Hollywood West	5%
Hollywood Beach	6%
Broward	4%



Avg. Time to Close Over Last 12 Months

Residences on Hollywood West	86 days
Hollywood Beach	85 days
Broward	67 days