

# Unit 3707 - Ocean Palms

3707 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10407368
Status:	Pending
Size:	2,627 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$1,945,000
List PPSF:	\$740
Valuated Price:	\$1,944,000
Valuated PPSF:	\$740

*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:	240
Number of active listings for rent:	21
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

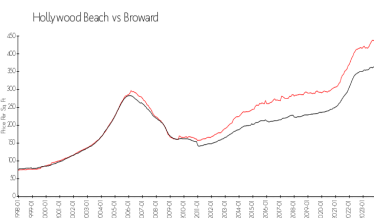
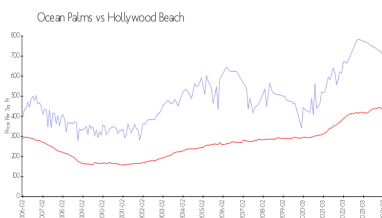
## Building Association Information

Ocean Palms Association Inc  
(954) 924-6556

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1806	2,115 sq ft	Mar 2024	\$1,425,000	\$674
1103	1,733 sq ft	Oct 2023	\$1,375,000	\$793
2305	2,115 sq ft	Aug 2023	\$1,400,000	\$662
2402	2,308 sq ft	May 2023	\$2,020,000	\$875
2407	2,627 sq ft	May 2023	\$1,635,000	\$622

## Market Information

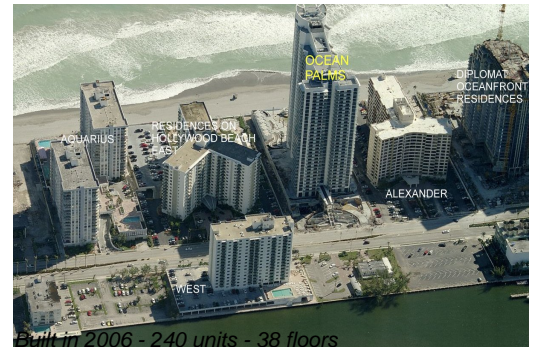


Ocean Palms:	\$712/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Ocean Palms	5%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Ocean Palms  
Hollywood Beach  
Broward

56 days  
85 days  
67 days