

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: \$1,871,000
 Valuated PPSF: \$712

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: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

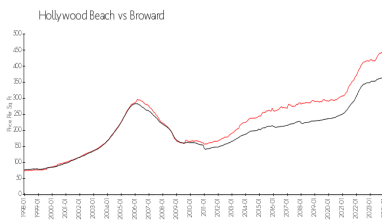
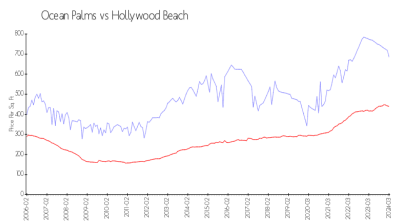
Building Association Information

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
2203	1,733 sq ft	May 2023	\$1,265,000	\$730

Market Information



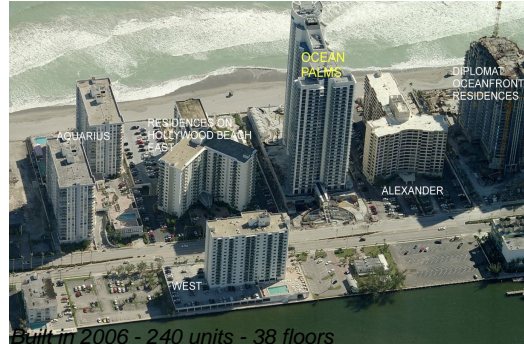
Ocean Palms: \$685/sq. ft.
 Hollywood Beach: \$439/sq. ft.

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