

# Unit 2703 - Ocean Palms

2703 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10413502  
 Status: Active  
 Size: 3,466 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$3,650,000  
 List PPSF: \$1,053  
 Valuated Price: \$2,341,000  
 Valuated PPSF: \$675

*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

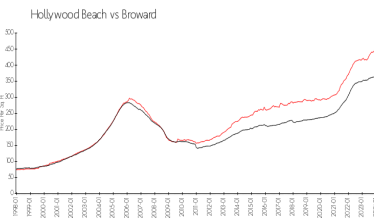
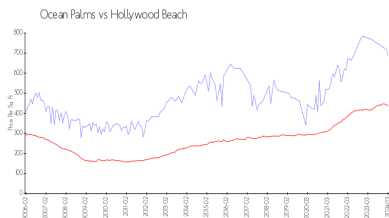
## Building Association Information

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

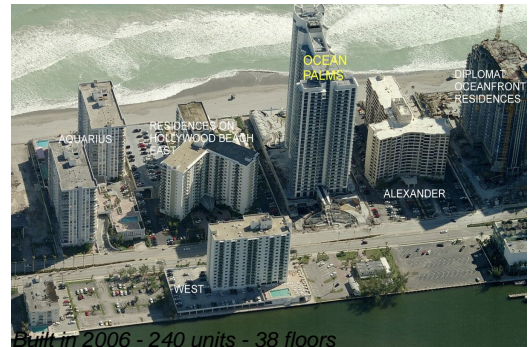


Ocean Palms: \$685/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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	56 days
Hollywood Beach	84 days
Broward	66 days