

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:	\$2,432,000
Valuated PPSF:	\$702

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

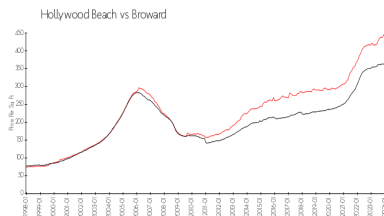
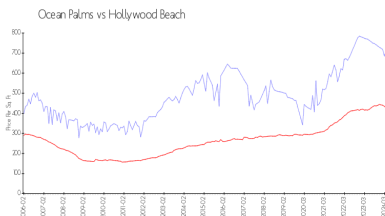
Building Association Information

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

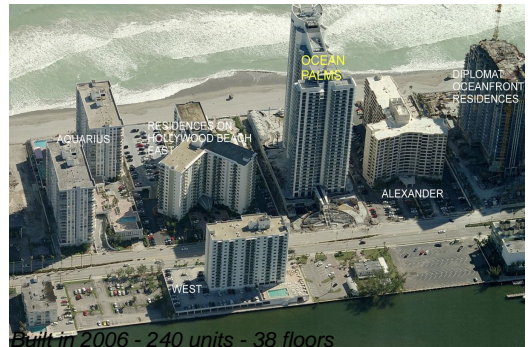


Ocean Palms: \$712/sq. ft.
Hollywood Beach: \$427/sq. ft.

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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	56 days
Hollywood Beach	85 days
Broward	67 days