

Unit 1204 - Ocean Palms

1204 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10422857
Status:	Active
Size:	1,733 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Ocean View
List Price:	\$1,299,000
List PPSF:	\$750
Valuated Price:	\$1,000,000
Valuated PPSF:	\$577

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

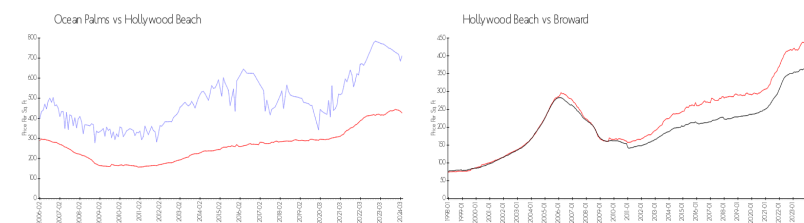
Building Association Information

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

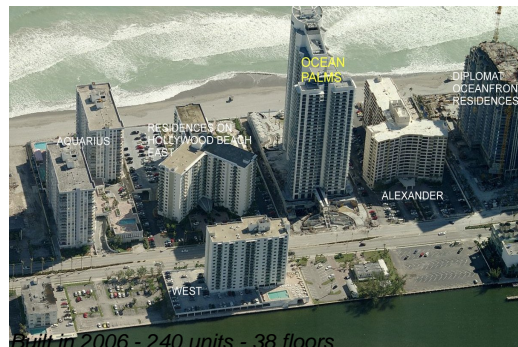


Ocean Palms:	\$712/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Ocean Palms	5%
Hollywood Beach	6%
Broward	4%

Avg. Time to Close Over Last 12 Months



Built in 2006 - 240 units - 38 floors

Ocean Palms
Hollywood Beach
Broward

56 days
85 days
67 days