

# Unit 1810 - Hallmark

1810 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10426044  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Intracoastal View,Other View  
 List Price: \$549,000  
 List PPSF: \$432  
 Valuated Price: \$463,000  
 Valuated PPSF: \$365

*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: 374  
 Number of active listings for rent: 11  
 Number of active listings for sale: 25  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

## Building Association Information

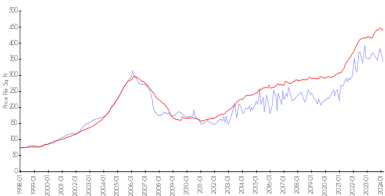
The Hallmark Of Hollywood Condominium Association Inc  
 3800 S Ocean Drive # 1 Hollywood  
 (954) 457-8311

## Recent Sales

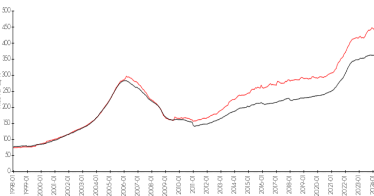
Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,202 sq ft	Apr 2024	\$330,000	\$275
621	1,333 sq ft	Apr 2024	\$545,000	\$409
1621	1,333 sq ft	Mar 2024	\$530,000	\$398
1704	1,270 sq ft	Mar 2024	\$410,000	\$323
823	900 sq ft	Dec 2023	\$350,000	\$389

## Market Information

Hallmark vs Hollywood Beach



Hollywood Beach vs Broward



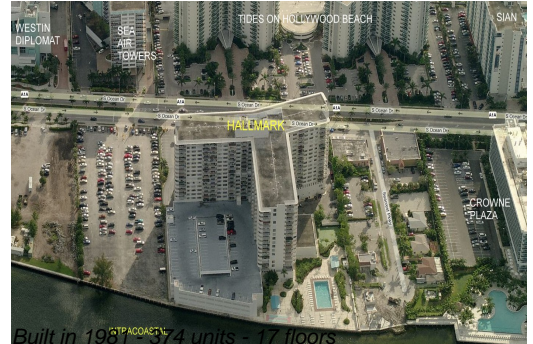
Hallmark: \$343/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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

## Inventory for Sale

Hallmark: 7%  
 Hollywood Beach: 5%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Hallmark  
Hollywood Beach  
Broward

96 days  
84 days  
66 days