

Unit 2606 - Ocean Palms

2606 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10430310
Status:	Active
Size:	2,115 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking,Valet Parking
View:	Intracoastal View,Ocean View
List Price:	\$1,885,000
List PPSF:	\$891
Valuated Price:	\$1,603,000
Valuated PPSF:	\$758

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

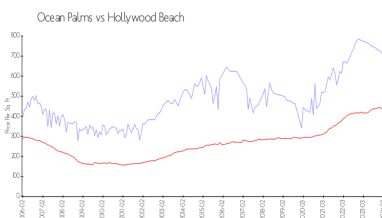
Building Association Information

Ocean Palms Association Inc
(954) 924-6556

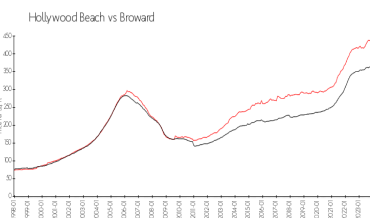
Recent Sales

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



Ocean Palms
Hollywood Beach
Broward

56 days
85 days
67 days