

Unit 9D - Sian Ocean

9D - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10440785
Status:	Active
Size:	970 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Ocean View, Pool Area View, Water View
List Price:	\$469,900
List PPSF:	\$484
Valuated Price:	\$360,000
Valuated PPSF:	\$371

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:	221
Number of active listings for rent:	34
Number of active listings for sale:	33
Building inventory for sale:	14%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

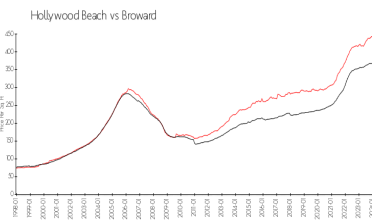
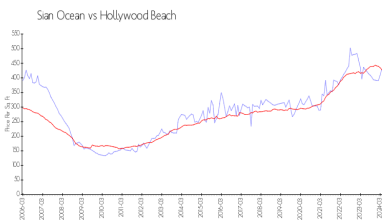
Building Association Information

Sian Ocean Residences
(954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
12D	905 sq ft	Apr 2024	\$415,000	\$459
4G	880 sq ft	Feb 2024	\$365,000	\$415
14N	1,328 sq ft	Nov 2023	\$595,000	\$448

Market Information



Sian Ocean:	\$405/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Sian Ocean	15%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Sian Ocean
Hollywood Beach
Broward

89 days
91 days
70 days