

Unit 2606 - Diplomat Residences

2606 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10442714
Status:	Active
Size:	2,857 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	Other View,Water View
List Price:	\$2,799,000
List PPSF:	\$980
Valuated Price:	\$2,348,000
Valuated PPSF:	\$822

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:	135
Number of active listings for rent:	6
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

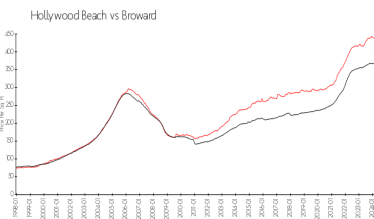
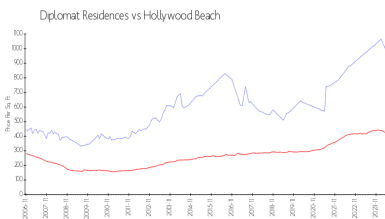
Building Association Information

The Diplomat Oceanfront Residences
(954) 455-2590

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,157 sq ft	Jul 2024	\$16,000,000	\$7,418
805	2,623 sq ft	Jun 2024	\$1,700,000	\$648
904	2,157 sq ft	May 2024	\$1,500,000	\$695
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940
Ph2804	9,088 sq ft	Oct 2023	\$6,200,000	\$682

Market Information



Diplomat Residences:	\$954/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Diplomat Residences	6%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Diplomat Residences
Hollywood Beach
Broward

94 days
91 days
70 days