

# Unit 204 - Valiant House

204 - 801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10444064  
 Status: Active  
 Size: 1,040 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Intracoastal View,Ocean View  
 List Price: \$365,000  
 List PPSF: \$351  
 Valuated Price: \$356,000  
 Valuated PPSF: \$342

*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: 63  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

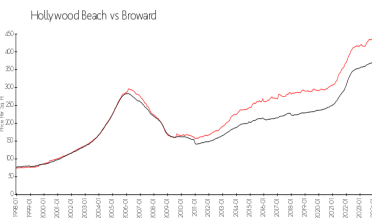
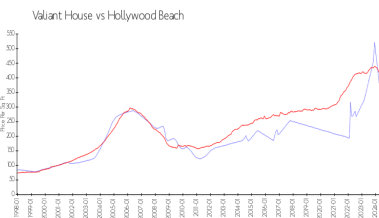
## Building Association Information

Condominium Association of Valiant House, Inc  
 801 S Ocean Dr Hollywood, Florida 33019  
 (954) 922-1773

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	1,482 sq ft	Dec 2023	\$525,000	\$354
604	1,050 sq ft	Sep 2023	\$281,500	\$268

## Market Information



Valiant House: \$351/sq. ft.  
 Hollywood Beach: \$412/sq. ft.  
 Hollywood Beach: \$412/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Valiant House: 3%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Valiant House: 30 days  
 Hollywood Beach: 90 days



Broward

69 days