

# Unit 1506 - Diplomat Residences

1506 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10449275
Status:	Active
Size:	3,030 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking
View:	Intracoastal View,Ocean View
List Price:	\$2,500,000
List PPSF:	\$825
Valuated Price:	\$2,104,000
Valuated PPSF:	\$736

*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

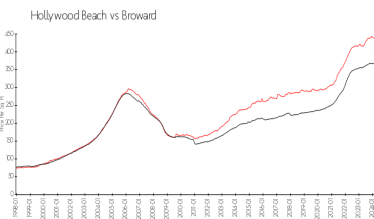
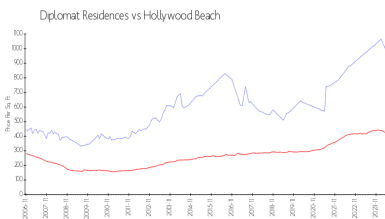
## Building Association Information

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