

Unit N-304 - Aquarius

N-304 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10451225
Status:	Active
Size:	1,768 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Ocean View,Direct Ocean
List Price:	\$739,000
List PPSF:	\$418
Valuated Price:	\$754,000
Valuated PPSF:	\$426

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:	269
Number of active listings for rent:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

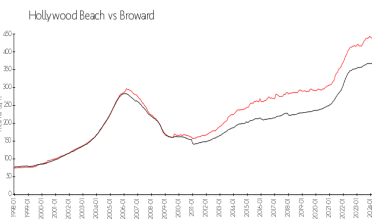
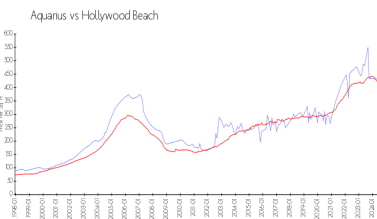
Building Association Information

Aquarius Condominium Association Incorporated
 2751 S Ocean Dr, #Dn, Hollywood,33019
 (954) 921-7924

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204N	1,768 sq ft	May 2024	\$675,000	\$382
1601S	1,768 sq ft	Apr 2024	\$750,000	\$424
308S	1,868 sq ft	Oct 2023	\$760,000	\$407
1006S	1,360 sq ft	Sep 2023	\$749,900	\$551

Market Information

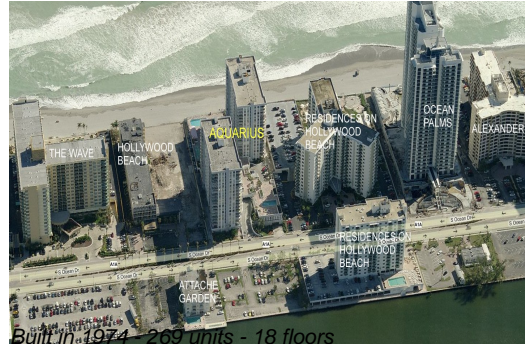


Aquarius:	\$478/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Aquarius	3%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Aquarius
Hollywood Beach
Broward

93 days
91 days
70 days