

Unit N-1401 - Aquarius

N-1401 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: F10469754
 Status: Active
 Size: 1,768 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Intracoastal View, Water View
 List Price: \$799,000
 List PPSF: \$452
 Valuated Price: \$638,000
 Valuated PPSF: \$361

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: 17
 Building inventory for sale: 6%
 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: 2

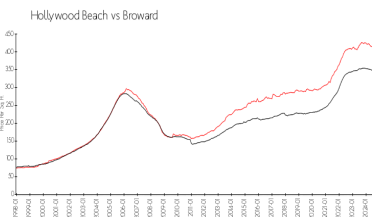
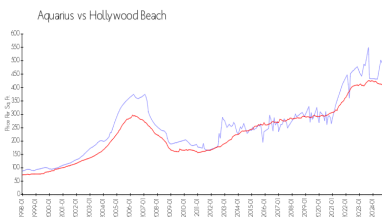
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304N	1,768 sq ft	Nov 2024	\$640,000	\$362
1002N	1,360 sq ft	Nov 2024	\$640,000	\$471
404S	1,768 sq ft	Aug 2024	\$1,000,000	\$566
204N	1,768 sq ft	May 2024	\$675,000	\$382
1601S	1,768 sq ft	Apr 2024	\$750,000	\$424

Market Information



Aquarius: \$453/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Aquarius: 6%
 Hollywood Beach: 7%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Aquarius: 94 days
 Hollywood Beach: 90 days
 Broward: 78 days

