

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:	\$729,000
List PPSF:	\$412
Valuated Price:	\$631,000
Valuated PPSF:	\$357

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:	6
Number of sales over the last 6 months:	4
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

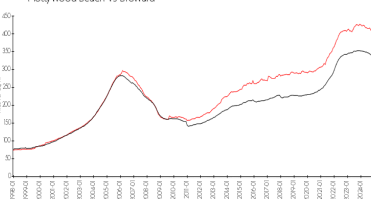
Unit #	Size	Closing Date	Sale Price	PPSF
703N	1,143 sq ft	Mar 2025	\$600,000	\$525
1701S	1,768 sq ft	Mar 2025	\$1,225,000	\$693
304N	1,768 sq ft	Nov 2024	\$640,000	\$362
1002N	1,360 sq ft	Nov 2024	\$640,000	\$471
404S	1,768 sq ft	Aug 2024	\$1,000,000	\$566

Market Information

Aquarius vs Hollywood Beach



Hollywood Beach vs Broward



Aquarius: \$450/sq. ft.
Hollywood Beach: \$400/sq. ft.

Hollywood Beach: \$400/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

Aquarius	6%
Hollywood Beach	7%
Broward	5%

Avg. Time to Close Over Last 12 Months

Aquarius	81 days
Hollywood Beach	99 days
Broward	83 days

