

Unit 14D - Sian Ocean

14D - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: F10471761
 Status: Active
 Size: 905 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View: Ocean View,Other View,Water View
 List Price: \$399,000
 List PPSF: \$441
 Valuated Price: \$385,000
 Valuated PPSF: \$397

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: 221
 Number of active listings for rent: 34
 Number of active listings for sale: 39
 Building inventory for sale: 17%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

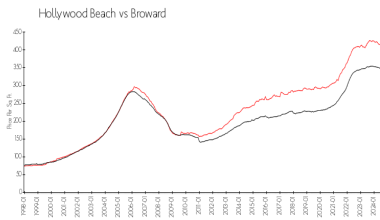
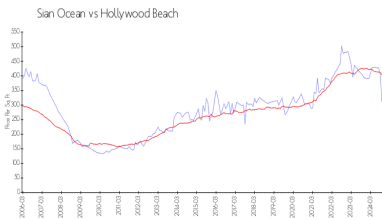
Building Association Information

Sian Ocean Residences
 (954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6P	1,420 sq ft	Jan 2025	\$450,000	\$317
9D	970 sq ft	Dec 2024	\$436,000	\$449
16P	1,346 sq ft	Oct 2024	\$490,000	\$364
2G	880 sq ft	Sep 2024	\$475,000	\$540
4L	970 sq ft	Aug 2024	\$400,000	\$412

Market Information



Sian Ocean: \$412/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Hollywood Beach: \$402/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Sian Ocean: 18%
 Hollywood Beach: 7%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Sian Ocean: 147 days
 Hollywood Beach: 90 days
 Broward: 78 days

