

# Unit 6F - Sian Ocean

6F - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10471796
Status:	Active
Size:	1,237 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Ocean View,Other View,Water View
List Price:	\$549,900
List PPSF:	\$445
Valuated Price:	\$467,000
Valuated PPSF:	\$378

*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:	41
Building inventory for sale:	18%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

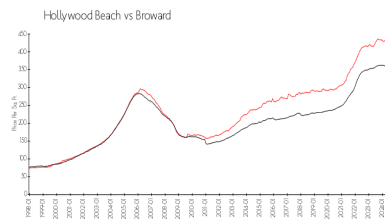
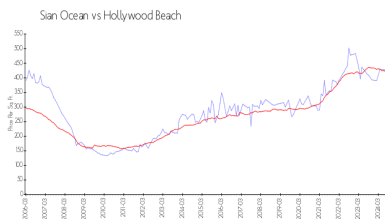
## Building Association Information

Sian Ocean Residences  
(954) 457-6043

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
12D	905 sq ft	Apr 2024	\$415,000	\$459

## Market Information



Sian Ocean: \$403/sq. ft.  
Hollywood Beach: \$422/sq. ft.

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Broward: \$339/sq. ft.

## Inventory for Sale

Sian Ocean	19%
Hollywood Beach	7%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sian Ocean	121 days
Hollywood Beach	86 days
Broward	74 days

