

# Unit 4C - Sage Beach

4C - 2101 S Surf Rd, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10531203  
 Status: Active  
 Size: 2,200 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,895,000  
 List PPSF: \$1,316  
 Valuated Price: \$2,425,000  
 Valuated PPSF: \$1,101

*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.*

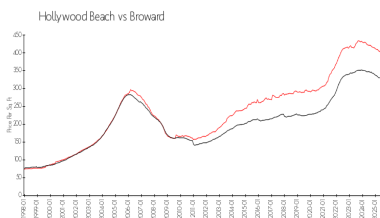
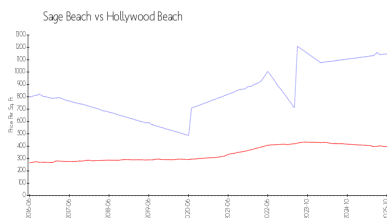
## Building Information

Number of units: 24  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHA	2,669 sq ft	Jul 2025	\$4,550,000	\$1,705

## Market Information



Sage Beach:	\$1151/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Sage Beach	17%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sage Beach	92 days
Hollywood Beach	102 days
Broward	88 days

