

# Unit 413 - Residences on Hollywood East

413 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	RX-10926842
Status:	Active Under Contract
Size:	1,251 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Garage - Attached
View:	Ocean,Pool
List Price:	\$585,000
List PPSF:	\$468
Valuated Price:	\$527,000
Valuated PPSF:	\$421

*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:	359
Number of active listings for rent:	33
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

Residences on Hollywood Beach  
(954) 925-9416

## Recent Sales

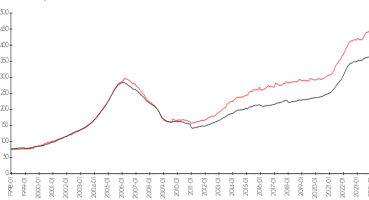
Unit #	Size	Closing Date	Sale Price	PPSF
1527	1,170 sq ft	Apr 2024	\$540,000	\$462
215	883 sq ft	Mar 2024	\$325,000	\$368
117	883 sq ft	Mar 2024	\$400,000	\$453
221	1,113 sq ft	Feb 2024	\$460,000	\$413
325	1,251 sq ft	Jan 2024	\$429,000	\$343

## Market Information

Residences on Hollywood East vs Hollywood Beach



Hollywood Beach vs Broward



Residences on Hollywood East:	\$414/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Residences on Hollywood East	4%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Residences on Hollywood East  
Hollywood Beach  
Broward

88 days  
84 days  
66 days