

# Unit N-504 - Aquarius

N-504 - 2751 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10957772  |
| Status:         | Active       |
| Size:           | 1,768 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | Assigned     |
| View:           | Ocean        |
| List Price:     | \$874,000    |
| List PPSF:      | \$494        |
| Valuated Price: | \$692,000    |
| Valuated PPSF:  | \$391        |

*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:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

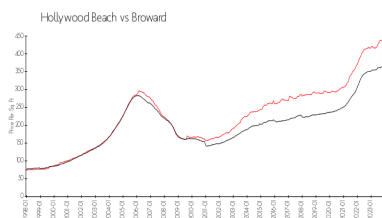
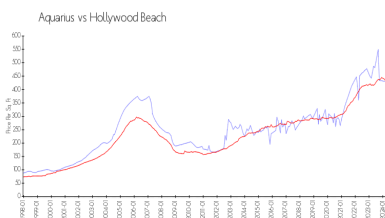
## Building Association Information

Aquarius Condominium Association Incorporated  
2751 S Ocean Dr, #Dn, Hollywood,33019  
(954) 921-7924

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1601S  | 1,768 sq ft | Apr 2024     | \$750,000  | \$424 |
| 308S   | 1,868 sq ft | Oct 2023     | \$760,000  | \$407 |
| 1006S  | 1,360 sq ft | Sep 2023     | \$749,900  | \$551 |
| 1403S  | 1,143 sq ft | Jun 2023     | \$380,000  | \$332 |
| 406S   | 1,360 sq ft | May 2023     | \$627,000  | \$461 |

## Market Information



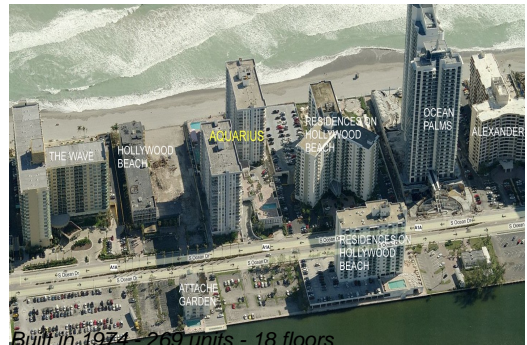
Aquarius: \$430/sq. ft.  
Hollywood Beach: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Aquarius        | 4% |
| Hollywood Beach | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Aquarius  
Hollywood Beach  
Broward

59 days  
85 days  
67 days