

# Unit 2R - Sian Ocean

2R - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: RX-11026303  
 Status: Active  
 Size: 1,358 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Building, Guest  
 View: Ocean, Pool  
 List Price: \$579,000  
 List PPSF: \$426  
 Valuated Price: \$563,000  
 Valuated PPSF: \$390

*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

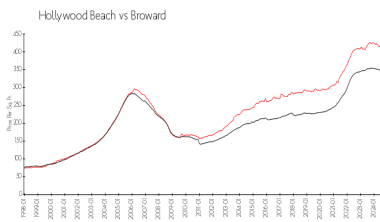
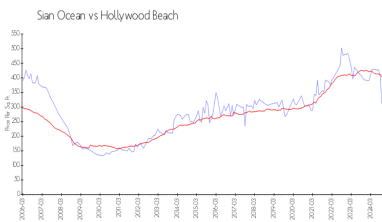
## Building Association Information

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

