

# Unit 1807 - Ocean Palms

1807 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: RX-11153862  
 Status: Active  
 Size: 2,627 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Garage - Building  
 View: Intracoastal, Ocean  
 List Price: \$2,199,000  
 List PPSF: \$837  
 Valuated Price: \$1,576,000  
 Valuated PPSF: \$600

*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: 240  
 Number of active listings for rent: 21  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

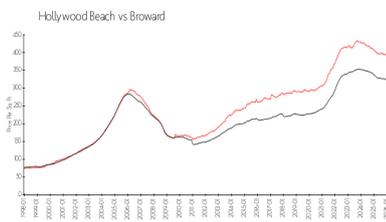
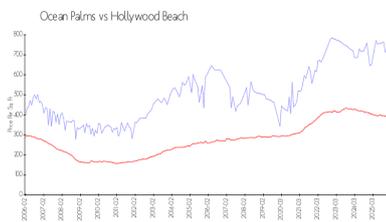
Ocean Palms Association Inc  
 (954) 924-6556

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	2,627 sq ft	Feb 2026	\$1,412,500	\$538
2905	2,115 sq ft	Nov 2025	\$1,800,000	\$851
701	2,308 sq ft	Oct 2025	\$1,500,000	\$650
1202	2,308 sq ft	Oct 2025	\$1,550,000	\$672
1404	1,733 sq ft	Sep 2025	\$936,000	\$540

## Market Information



Ocean Palms: \$697/sq. ft.  
 Hollywood Beach: \$392/sq. ft.

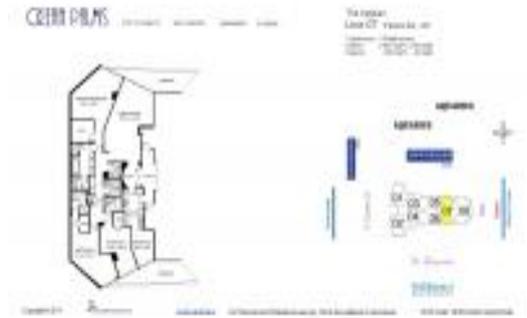
Hollywood Beach: \$392/sq. ft.  
 Broward: \$306/sq. ft.

## Inventory for Sale

Ocean Palms 6%  
 Hollywood Beach 6%  
 Broward 6%

## Avg. Time to Close Over Last 12 Months

Ocean Palms 98 days



Hollywood Beach  
Broward

102 days  
89 days