

Unit 2606 - Diplomat Residences

2606 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: T3532254
 Status: ACTIVE
 Size: 3,050 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Common, Electric Vehicle Charging Station(s), Guest
 View: City, Water
 List Price: \$2,799,000
 List PPSF: \$918
 Valuated Price: \$2,348,000
 Valuated PPSF: \$822

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: 135
 Number of active listings for rent: 6
 Number of active listings for sale: 8
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

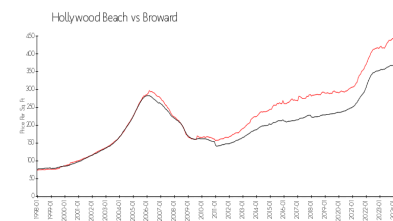
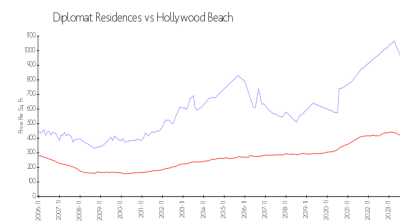
Building Association Information

The Diplomat Oceanfront Residences
 (954) 455-2590

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,157 sq ft	Jul 2024	\$16,000,000	\$7,418
805	2,623 sq ft	Jun 2024	\$1,700,000	\$648
904	2,157 sq ft	May 2024	\$1,500,000	\$695
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940
Ph2804	9,088 sq ft	Oct 2023	\$6,200,000	\$682

Market Information



Diplomat Residences:	\$954/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Diplomat Residences: 6%
 Hollywood Beach: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Diplomat Residences	94 days
Hollywood Beach	91 days
Broward	70 days