

# Unit 1202 - Ocean Palms

1202 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11490156
Status:	Active
Size:	2,308 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Deeded Parking,Parking-Under Building,Valet Parking
View:	
List Price:	\$1,975,000
List PPSF:	\$856
Valuated Price:	\$1,407,000
Valuated PPSF:	\$610

*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:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

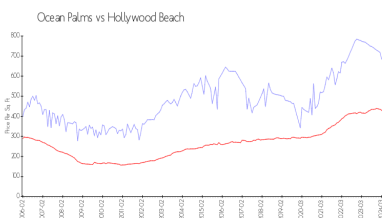
## Building Association Information

Ocean Palms Association Inc  
(954) 924-6556

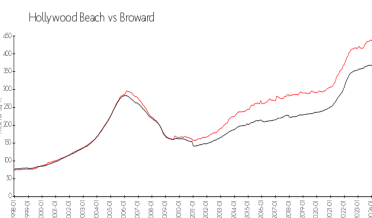
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3707	2,627 sq ft	May 2024	\$1,875,000	\$714
1806	2,115 sq ft	Mar 2024	\$1,425,000	\$674
1103	1,733 sq ft	Oct 2023	\$1,375,000	\$793
2305	2,115 sq ft	Aug 2023	\$1,400,000	\$662

## Market Information



Ocean Palms: \$686/sq. ft.  
Hollywood Beach: \$413/sq. ft.

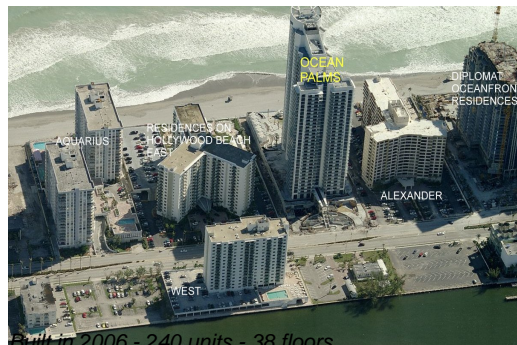


Hollywood Beach: \$413/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Ocean Palms	4%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Built in 2006 - 240 units - 38 floors

Ocean Palms  
Hollywood Beach  
Broward

99 days  
87 days  
68 days