

Unit 1609 - Hallmark

1609 - 3800 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11508132
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$355,000
List PPSF:	\$394
Valuated Price:	\$325,000
Valuated PPSF:	\$361

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:	374
Number of active listings for rent:	11
Number of active listings for sale:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

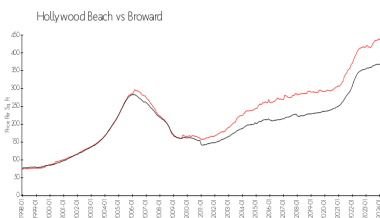
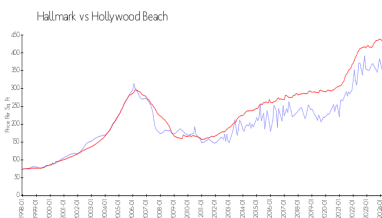
Building Association Information

The Hallmark Of Hollywood Condominium Association Inc
3800 S Ocean Drive # 1 Hollywood
(954) 457-8311

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1211	1,202 sq ft	Apr 2024	\$330,000	\$275
621	1,333 sq ft	Apr 2024	\$545,000	\$409
1621	1,333 sq ft	Mar 2024	\$530,000	\$398
1704	1,270 sq ft	Mar 2024	\$410,000	\$323
823	900 sq ft	Dec 2023	\$350,000	\$389

Market Information

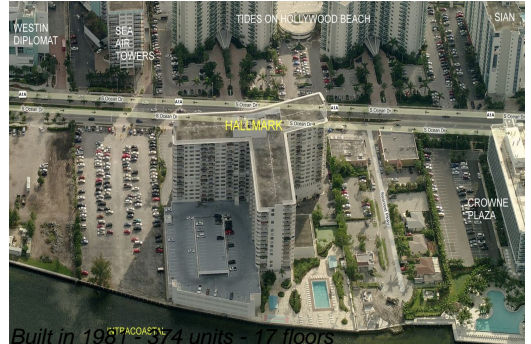


Hallmark: \$346/sq. ft.
Hollywood Beach: \$413/sq. ft.

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

Inventory for Sale

Hallmark	8%
Hollywood Beach	5%
Broward	3%



Avg. Time to Close Over Last 12 Months

Hallmark	102 days
Hollywood Beach	87 days
Broward	68 days