

Unit 802 - Diplomat Residences

802 - 3535 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11511288
 Status: Active
 Size: 2,777 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking
 View:
 List Price: \$2,999,999
 List PPSF: \$1,080
 Valuated Price: \$2,775,000
 Valuated PPSF: \$999

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: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

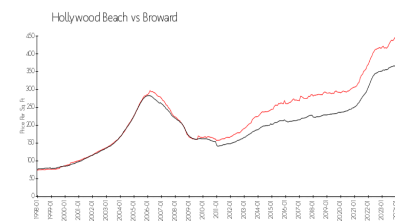
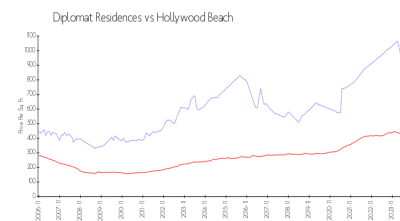
Building Association Information

The Diplomat Oceanfront Residences
 (954) 455-2590

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	2,260 sq ft	Feb 2024	\$2,125,000	\$940
Ph2804	9,088 sq ft	Oct 2023	\$6,200,000	\$682
2106	2,857 sq ft	Sep 2023	\$2,320,000	\$812
2304	2,157 sq ft	Jul 2023	\$1,900,000	\$881
1202	3,003 sq ft	Jun 2023	\$2,650,000	\$882

Market Information



Diplomat Residences:	\$958/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Diplomat Residences 4%
 Hollywood Beach 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Diplomat Residences	79 days
Hollywood Beach	85 days
Broward	67 days