

# Unit PH4 - Villa Positano

PH4 - 3501 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11511468
Status:	Active
Size:	4,798 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	2
Parking Spaces:	2 Or More Spaces, Fee Simple Garage
View:	
List Price:	\$5,850,000
List PPSF:	\$1,219
Valuated Price:	\$5,850,000
Valuated PPSF:	\$1,219

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:	62
Number of active listings for rent:	3
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

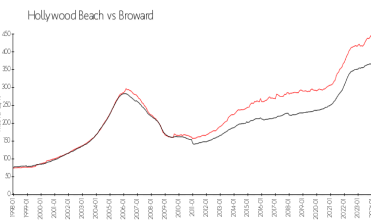
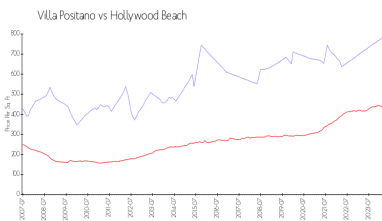
## Building Association Information

Villas Of Positano Condo Association  
(954) 927-0042

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH3	3,571 sq ft	Apr 2024	\$3,300,000	\$924
V15	3,314 sq ft	Jan 2024	\$3,100,000	\$935
V9	3,309 sq ft	Jan 2024	\$2,650,000	\$801
V3	2,803 sq ft	Nov 2023	\$1,300,000	\$464
6G	2,935 sq ft	Nov 2023	\$1,800,000	\$613

## Market Information



Villa Positano:	\$791/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Villa Positano	3%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Villa Positano  
Hollywood Beach  
Broward

87 days  
86 days  
67 days