

# Unit 7C - Sian Ocean

7C - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11531401  
 Status: Active  
 Size: 905 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Intracoastal View  
 Rental Price: \$2,700  
 List PPSF: \$3  
 Valuated Price: \$413,000  
 Valuated PPSF: \$426

*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.*

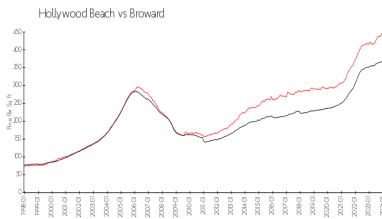
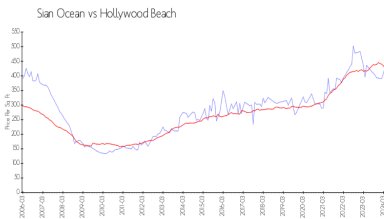
## Building Information

Number of units: 221  
 Number of active listings for rent: 34  
 Number of active listings for sale: 31  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Sian Ocean Residences  
 (954) 457-6043

## Market Information



Sian Ocean: \$428/sq. ft.      Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Sian Ocean: 14%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Sian Ocean: 105 days  
 Hollywood Beach: 86 days  
 Broward: 67 days



Built in 2006 - 221 units - 16 floors