

Unit 609 - Residences on Hollywood East

609 - 3001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11548948
 Status: Active
 Size: 1,362 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$749,900
 List PPSF: \$551
 Valuated Price: \$549,000
 Valuated PPSF: \$403

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: 359
 Number of active listings for rent: 33
 Number of active listings for sale: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

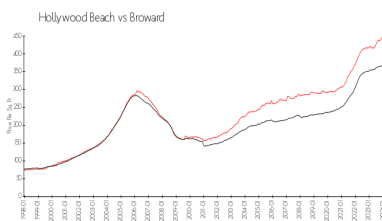
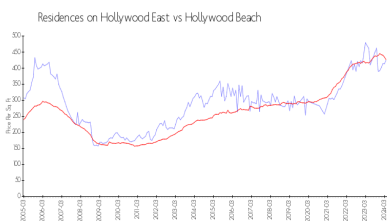
Building Association Information

Residences on Hollywood Beach
 (954) 925-9416

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1111 | 1,208 sq ft | May 2024 | \$675,000 | \$559 |
| 1527 | 1,170 sq ft | Apr 2024 | \$540,000 | \$462 |
| 215 | 883 sq ft | Mar 2024 | \$325,000 | \$368 |
| 117 | 883 sq ft | Mar 2024 | \$400,000 | \$453 |
| 221 | 1,113 sq ft | Feb 2024 | \$460,000 | \$413 |

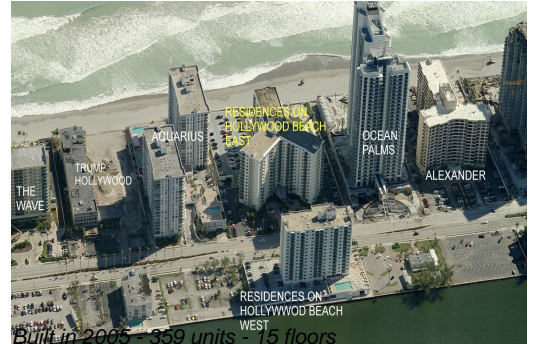
Market Information



| | | | |
|-------------------------------|---------------|------------------|---------------|
| Residences on Hollywood East: | \$425/sq. ft. | Hollywood Beach: | \$426/sq. ft. |
| Hollywood Beach: | \$426/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

Residences on Hollywood East: 4%
 Hollywood Beach: 5%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|---------|
| Residences on Hollywood East | 87 days |
| Hollywood Beach | 86 days |
| Broward | 67 days |