

# Unit 2605 - Ocean Palms

2605 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11554717
Status:	Active
Size:	2,115 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,600,000
List PPSF:	\$757
Valuated Price:	\$1,737,000
Valuated PPSF:	\$821

*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:	240
Number of active listings for rent:	21
Number of active listings for sale:	14
Building inventory for sale:	5%
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

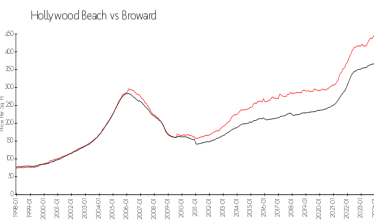
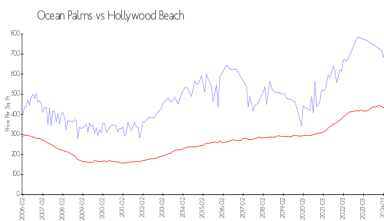
## Building Association Information

Ocean Palms Association Inc  
(954) 924-6556

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1806	2,115 sq ft	Mar 2024	\$1,425,000	\$674
1103	1,733 sq ft	Oct 2023	\$1,375,000	\$793
2305	2,115 sq ft	Aug 2023	\$1,400,000	\$662
2402	2,308 sq ft	May 2023	\$2,020,000	\$875
2407	2,627 sq ft	May 2023	\$1,635,000	\$622

## Market Information

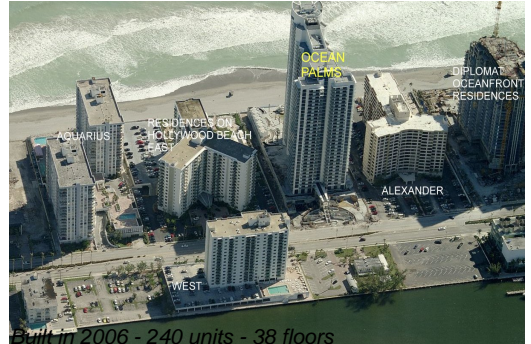


Ocean Palms:	\$712/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Ocean Palms	6%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Ocean Palms  
Hollywood Beach  
Broward

56 days  
86 days  
67 days