

Unit PH4 - Sian Ocean

PH4 - 4001 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11563898
 Status: Active
 Size: 905 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking, Open Space Parking, Valet Parking

View:
 List Price: \$450,000
 List PPSF: \$497
 Valuated Price: \$478,000
 Valuated PPSF: \$493

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

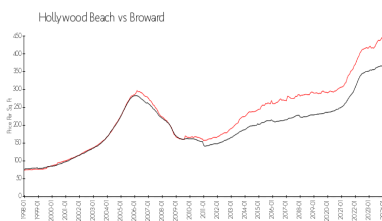
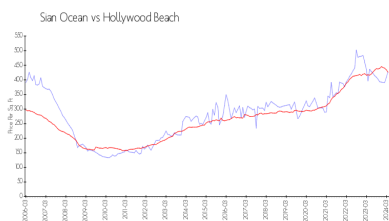
Building Association Information

Sian Ocean Residences
 (954) 457-6043

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5F	1,153 sq ft	Apr 2024	\$490,000	\$425
8F	1,153 sq ft	Apr 2024	\$480,000	\$416
12D	905 sq ft	Apr 2024	\$415,000	\$459
4G	880 sq ft	Feb 2024	\$365,000	\$415
14N	1,328 sq ft	Nov 2023	\$595,000	\$448

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
Hollywood Beach
Broward

105 days
86 days
67 days