

Unit 1204 - Ocean Palms

1204 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: F10422857
 Status: Active
 Size: 1,733 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Ocean View
 List Price: \$1,299,000
 List PPSF: \$750
 Valuated Price: \$1,000,000
 Valuated PPSF: \$577

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

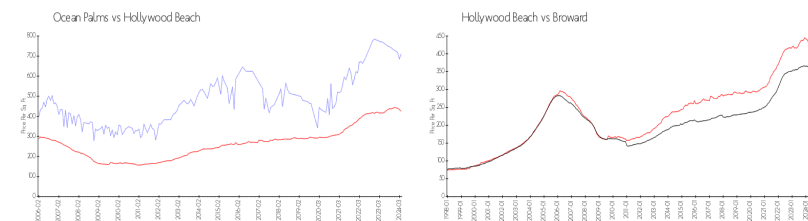
Building Association Information

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

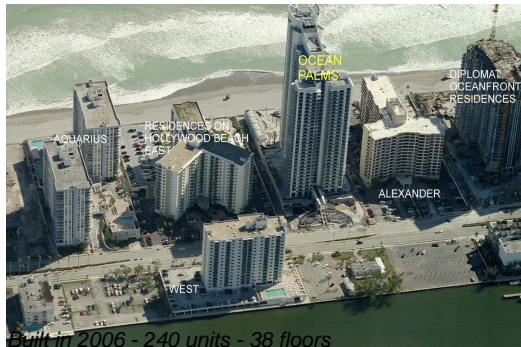


Ocean Palms: \$712/sq. ft.
 Hollywood Beach: \$426/sq. ft.
 Hollywood Beach: \$426/sq. ft.
 Broward: \$351/sq. ft.

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