

Unit 2606 - Ocean Palms

2606 - 3101 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10430310
Status:	Active
Size:	2,115 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Valet Parking
View:	Intracoastal View, Ocean View
List Price:	\$1,885,000
List PPSF:	\$891
Valuated Price:	\$1,603,000
Valuated PPSF:	\$758

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

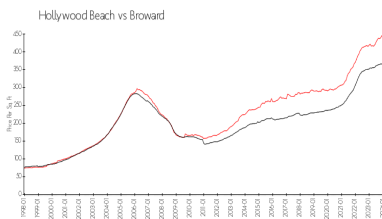
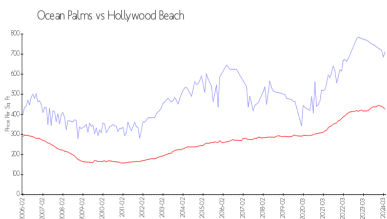
Building Association Information

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

Market Information



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

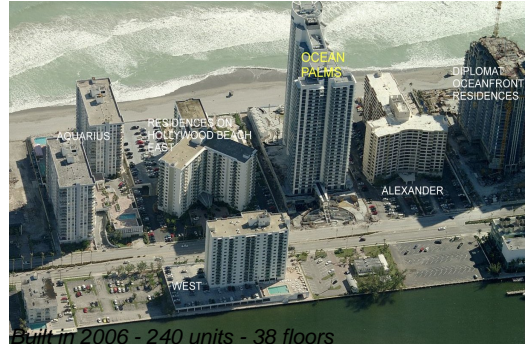
Hollywood Beach: \$426/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Ocean Palms	5%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Ocean Palms 65 days



Hollywood Beach
Broward

85 days
67 days