

# Market Report

June, 2022



## Ocean Palms

3101 S Ocean Dr  
Hollywood, FL 33019

Every month we compile this comprehensive market report focus on Ocean Palms in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [oceanpalmscondosforsale.com](https://oceanpalmscondosforsale.com).

## Property Stats

POSTAL CODE 33019

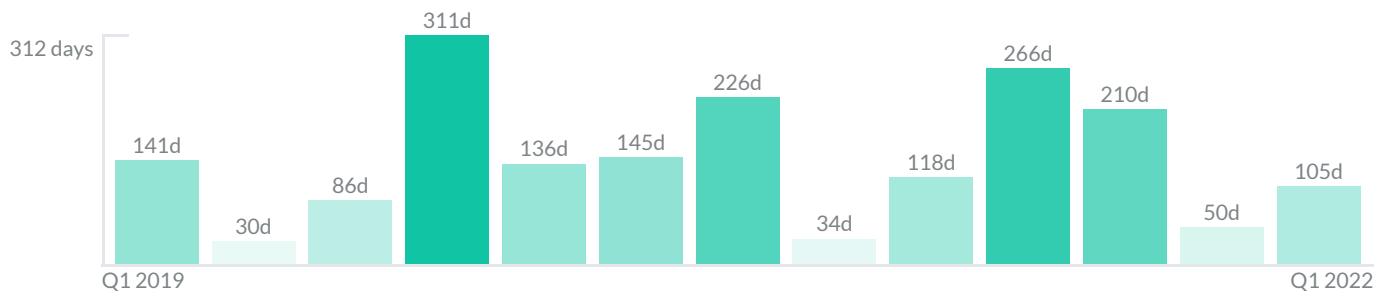
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

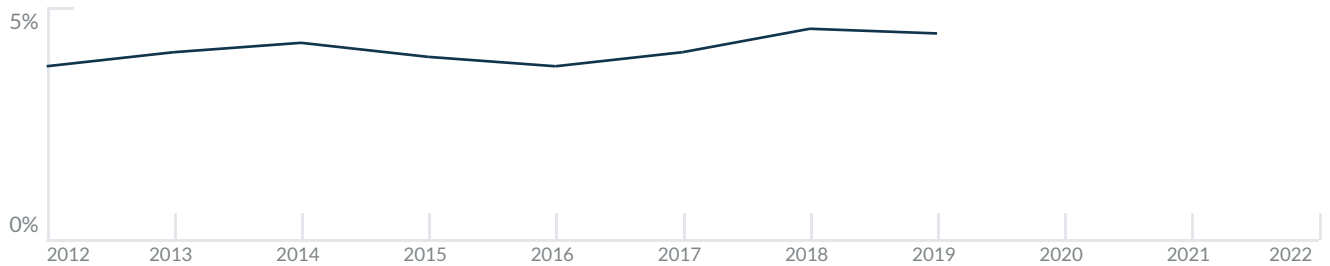


# Mortgage Rates

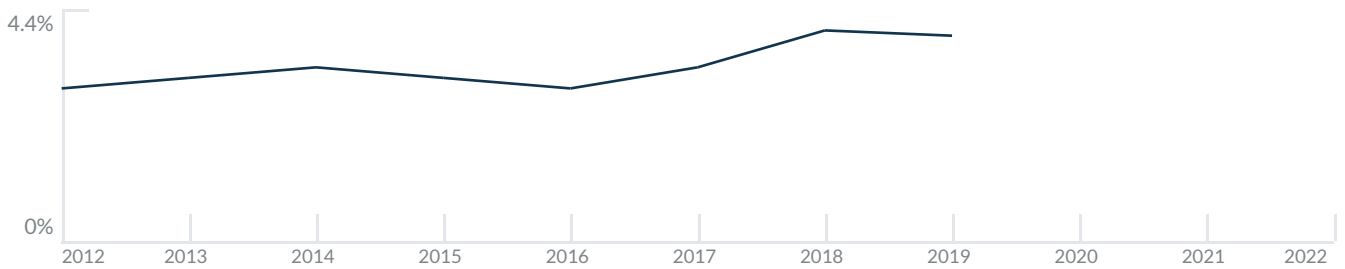
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

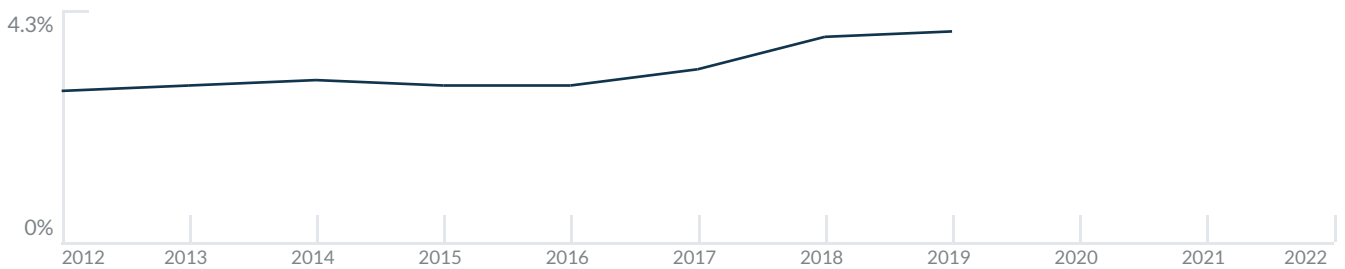
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| ELEMENTARY SCHOOL            | MIDDLE SCHOOL                                       | HIGH SCHOOL            |
|------------------------------|---|------------------------|
| Beachside Montessori Village | Hollywood Academy of Arts and Science Middle School | Hallandale High School |
| 10/10                        | 10/10   | 3/10                   |

# Insights

IN OCEAN PALMS

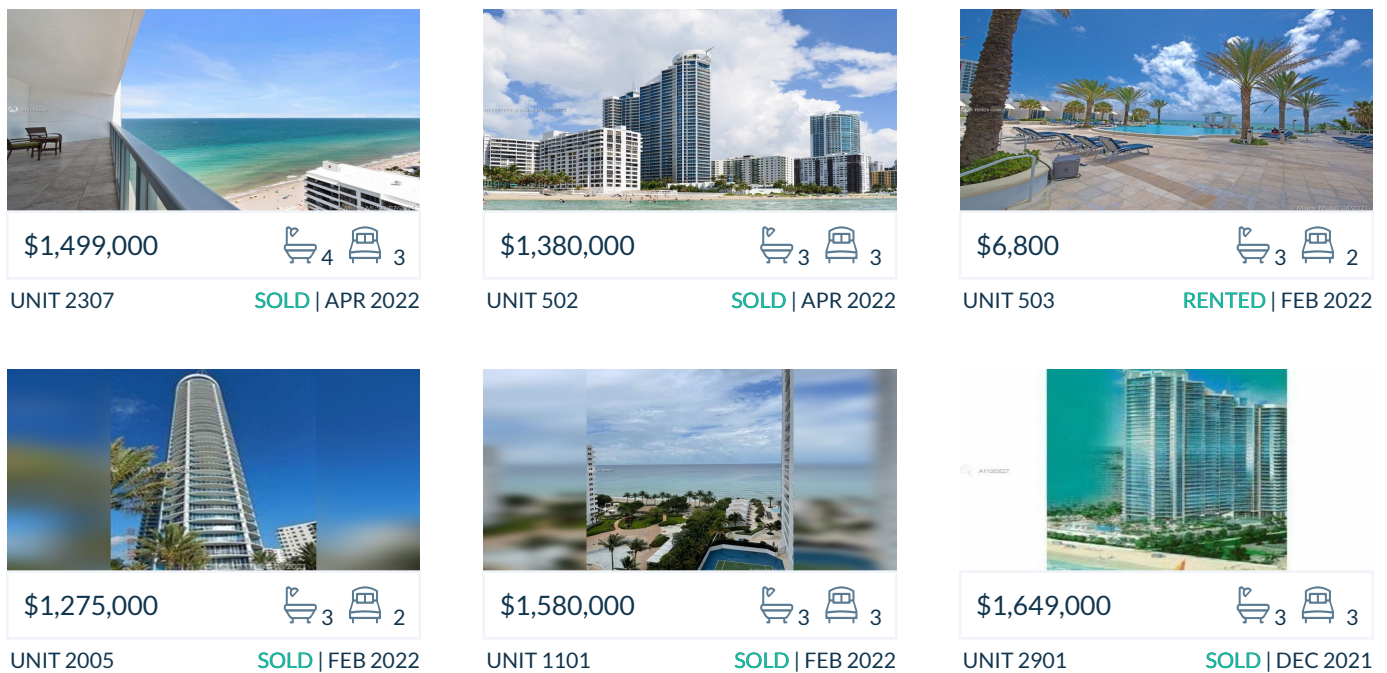
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Ocean Palms



## Sold

LAST 20 PROPERTIES SOLD IN OCEAN PALMS

| Unit  | Price       | Beds/Baths | \$/Sqft   | Sqft  | Buying Date | Days on Market |
|-------|-------------|------------|-----------|-------|-------------|----------------|
| 2307  | \$1,499,000 | 3/4        | \$570.6   | 2,627 | Mar 2022    | 187            |
| 502   | \$1,380,000 | 3/3        | \$597.9   | 2,308 | Mar 2022    | 23             |
| 2005  | \$1,275,000 | 2/3        | \$602.8   | 2,115 | Dec 2021    | 68             |
| 1101  | \$1,580,000 | 3/3        | \$684.6   | 2,308 | Dec 2021    | 55             |
| 2901  | \$1,649,000 | 3/3        | \$714.5   | 2,308 | Nov 2021    | 74             |
| 1202  | \$1,100,000 | 2/3        | \$476.6   | 2,308 | Oct 2021    | 4              |
| 1004  | \$849,000   | 2/3        | \$489.9   | 1,733 | Sep 2021    | 18             |
| 3005  | \$1,260,000 | 3/4        | \$595.7   | 2,115 | Aug 2021    | 84             |
| PH-08 | \$5,975,000 | 5/6        | \$1,007.4 | 5,931 | Jul 2021    | 915            |
| 2305  | \$1,249,000 | 3/4        | \$590.5   | 2,115 | Jul 2021    | 12             |
| 3107  | \$1,555,000 | 3/4        | \$591.9   | 2,627 | Jul 2021    | 64             |
| 1906  | \$1,075,000 | 3/3        | \$508.3   | 2,115 | Jul 2021    | 167            |
| 506   | \$1,050,000 | 3/4        | \$496.5   | 2,115 | Jun 2021    | 29             |
| 2402  | \$1,700,000 | 3/3        | \$736.6   | 2,308 | Jun 2021    | 25             |
| 406   | \$949,000   | 3/4        | \$448.7   | 2,115 | Jun 2021    | 311            |
| 1905  | \$1,079,000 | 2/3        | \$510.2   | 2,115 | May 2021    | 569            |
| 1206  | \$949,000   | 3/4        | \$448.7   | 2,115 | May 2021    | 138            |
| 607   | \$969,000   | 3/4        | \$368.9   | 2,627 | May 2021    | 525            |
| 2102  | \$1,050,000 | 3/3        | \$454.9   | 2,308 | Mar 2021    | N/A            |
| 3408  | \$2,350,000 | 3/5        | \$760.3   | 3,091 | Feb 2021    | 101            |

## Rented

LAST 20 PROPERTIES RENTED IN OCEAN PALMS

| Unit | Price   | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 503  | \$6,800 | 2/3        | \$3.9   | 1,733 | Jan 2022    | 49             |
| 2003 | \$5,800 | 2/3        | \$3.3   | 1,733 | Aug 2021    | 1127           |
| 801  | \$8,000 | 3/3        | \$3.5   | 2,308 | May 2021    | 65             |
| 1406 | \$5,500 | 3/4        | \$2.6   | 2,115 | Apr 2021    | 67             |
| 1808 | \$8,000 | 3/5        | \$2.6   | 3,091 | Apr 2021    | 61             |
| 1208 | \$7,900 | 4/5        | \$2.6   | 3,091 | Apr 2021    | 151            |
| 2403 | \$8,000 | 4/4        | \$2.3   | 3,466 | Jan 2021    | 108            |
| 506  | \$4,500 | 3/3        | \$2.1   | 2,115 | Jan 2021    | 83             |
| 801  | \$7,500 | 3/3        | \$3.2   | 2,308 | Dec 2020    | 330            |
| 1705 | \$5,800 | 3/4        | \$2.7   | 2,115 | Dec 2020    | 61             |
| 1906 | \$4,900 | 3/3        | \$2.3   | 2,115 | Dec 2020    | 260            |
| 902  | \$6,000 | 3/3        | \$2.6   | 2,308 | Nov 2020    | 148            |
| 805  | \$5,400 | 3/4        | \$2.6   | 2,115 | Oct 2020    | 35             |
| 601  | \$6,000 | 3/3        | \$2.6   | 2,308 | Oct 2020    | 153            |
| 3505 | \$6,000 | 3/4        | \$2.8   | 2,115 | Oct 2020    | 36             |
| 1102 | \$6,000 | 3/3        | \$2.6   | 2,308 | Oct 2020    | 88             |
| 1904 | \$4,000 | 2/3        | \$2.3   | 1,733 | Oct 2020    | 85             |
| 403  | \$3,200 | 2/3        | \$1.8   | 1,733 | Sep 2020    | 121            |
| 2406 | \$5,500 | 3/4        | \$2.6   | 2,115 | Jul 2020    | 62             |
| 2102 | \$5,000 | 3/3        | \$2.2   | 2,308 | Jul 2020    | 62             |

## Currently Listed

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ACTIVE LISTINGS 1/2

| Unit  | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner          |
|-------|-------------|------------|---------|------|--------------|----------------|
| PH-07 | \$7,500/mth | 3/4        | \$2.9   | 2627 | Nov 2021     | N/A            |
| PH-07 | \$1,650,000 | 3/4        | \$628.1 | 2627 | Feb 2022     | N/A            |
| 407   | \$1,229,500 | 3/4        | \$468.0 | 2627 | Feb 2022     | LINDA GERST... |
| 508   | \$2,400,000 | 4/5        | \$776.4 | 3091 | Nov 2021     | DONOWAY,R...   |
| 508   | \$2,299,000 | 4/5        | \$743.8 | 3091 | Apr 2022     | DONOWAY,R...   |
| 508   | \$2,299,000 | 4/5        | \$743.8 | 3091 | Apr 2022     | DONOWAY,R...   |
| 603   | \$6,500/mth | 2/3        | \$3.8   | 1733 | Feb 2022     | DOMENECH,...   |
| 604   | \$5,400/mth | 2/3        | \$3.1   | 1733 | Sep 2021     | POPESCU,CRI... |
| 604   | \$1,050,000 | 2/3        | \$605.9 | 1733 | Feb 2022     | POPESCU,CRI... |
| 805   | \$1,199,000 | 3/4        | \$566.9 | 2115 | Feb 2022     | N/A            |
| 904   | \$989,000   | 2/3        | \$570.7 | 1733 | Nov 2021     | MAHINI,ABRA... |
| 904   | \$8,000/mth | 2/2        | \$4.6   | 1733 | Apr 2022     | MAHINI,ABRA... |
| 906   | \$1,050,000 | 2/3        | \$496.5 | 2115 | Feb 2022     | LESSER,AUDR... |
| 1003  | \$1,300,000 | 2/3        | \$750.1 | 1733 | Apr 2022     | USHER,DAVID... |
| 1007  | \$1,265,000 | 3/4        | \$481.5 | 2627 | Sep 2021     | LOMBARDI,R...  |
| 1101  | \$7,500/mth | 3/3        | \$3.2   | 2308 | Sep 2021     | N/A            |
| 1208  | \$2,250,000 | 4/5        | \$727.9 | 3091 | Dec 2021     | N/A            |
| 1508  | \$2,280,000 | 3/4        | \$737.6 | 3091 | Sep 2021     | WEINER,NEIL... |
| 1704  | \$1,225,000 | 2/3        | \$706.9 | 1733 | Feb 2022     | FENTON,BAR...  |
| 1707  | \$1,399,000 | 3/4        | \$532.5 | 2627 | Sep 2021     | SANSON,ROB...  |

## Currently Listed

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ACTIVE LISTINGS 2/2

| Unit | Price       | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|------|-------------|------------|---------|------|--------------|-----------------|
| 1805 | \$1,349,000 | 2/3        | \$637.8 | 2115 | Apr 2022     | FISHBEYN,AL...  |
| 2005 | \$6,500/mth | 2/3        | \$3.1   | 2115 | Apr 2022     | SMOKE,ANNE...   |
| 2307 | \$7,900/mth | 3/4        | \$3.0   | 2627 | Feb 2022     | 2086192 ONT...  |
| 2403 | \$2,100,000 | 4/4        | \$605.9 | 3466 | Feb 2022     | LESSER,AUDR...  |
| 3203 | \$2,699,000 | 4/5        | \$778.7 | 3466 | Feb 2022     | MULTANI,GIR...  |
| 3505 | \$6,500/mth | 3/3        | \$3.1   | 2115 | Apr 2022     | BAPINEEDU G...  |
| 3708 | \$2,999,900 | 3/4        | \$970.5 | 3091 | Apr 2022     | KEISTER,RICH... |