

# Market Report

February, 2021



## Diplomat Residences

3535 S Ocean Dr  
Hollywood, FL 33019

Every month we compile this comprehensive market report focus on Diplomat Residences 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 [diplomateresidencescondosforsale.com](http://diplomateresidencescondosforsale.com).

## Property Stats

POSTAL CODE 33019

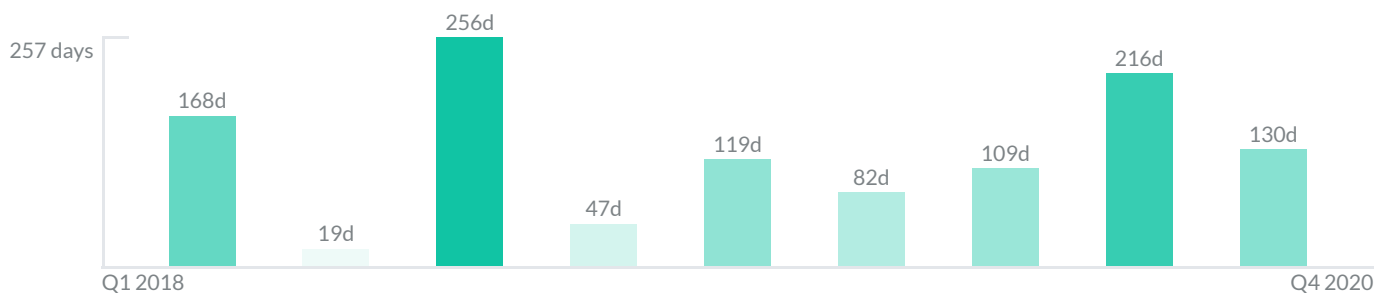
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

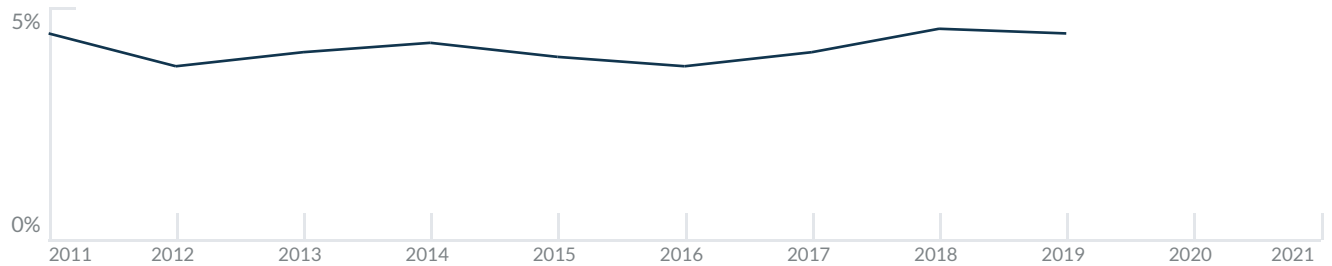


# Mortgage Rates

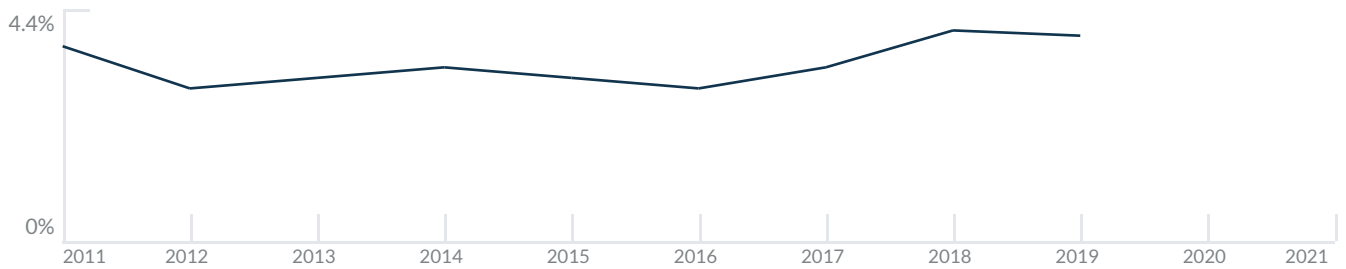
PER YEAR

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©

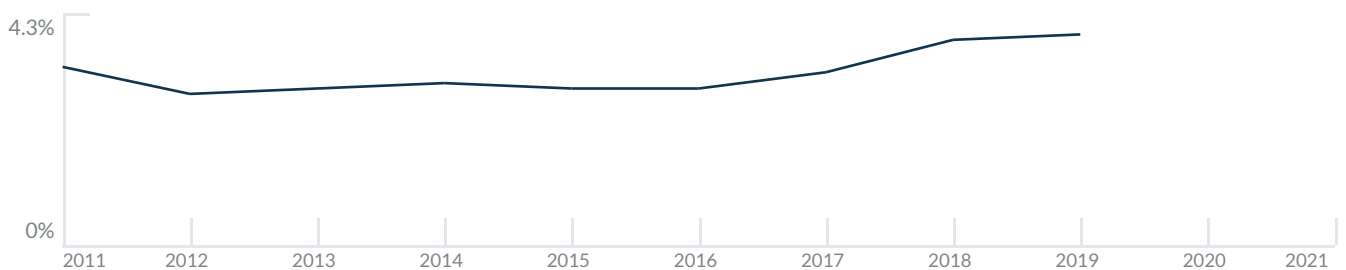
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

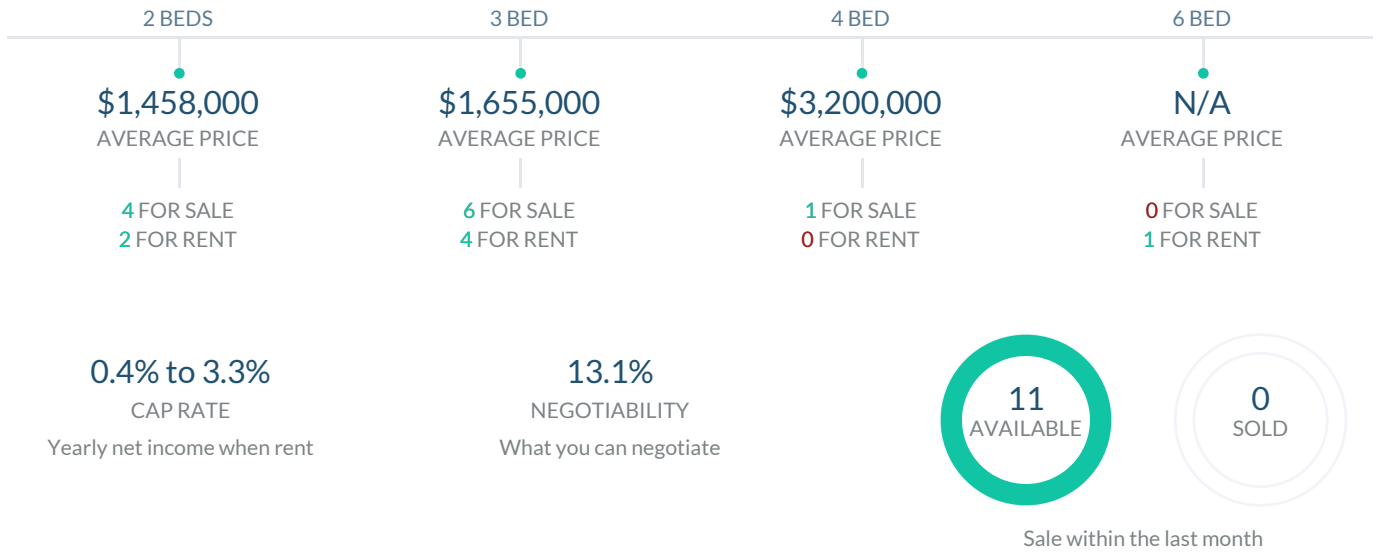
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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 DIPLOMAT RESIDENCES







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 Diplomat Residences

 <p>\$1,700,000</p> <p>UNIT 601</p> <p>4 beds, 3 baths</p> <p>SOLD   DEC 2020</p>	 <p>\$5,900</p> <p>UNIT 904</p> <p>3 beds, 2 baths</p> <p>RENTED   JAN 2021</p>	 <p>\$6,900</p> <p>UNIT 1906</p> <p>4 beds, 3 baths</p> <p>RENTED   NOV 2020</p>
 <p>\$1,395,000</p> <p>UNIT 2106</p> <p>3 beds, 2 baths</p> <p>SOLD   OCT 2020</p>	 <p>\$5,900</p> <p>UNIT 1006</p> <p>4 beds, 3 baths</p> <p>RENTED   NOV 2020</p>	 <p>\$1,349,000</p> <p>UNIT 2606</p> <p>4 beds, 3 baths</p> <p>SOLD   NOV 2020</p>

## Sold

LAST 20 PROPERTIES SOLD IN DIPLOMAT RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
601	\$1,700,000	3/4	\$568.8	2,989	Dec 2020	164
2106	\$1,395,000	2/3	\$488.3	2,857	Oct 2020	95
2606	\$1,349,000	3/4	\$472.2	2,857	Jul 2020	216
2105	\$1,690,000	3/4	N/A	N/A	Mar 2020	109
1001	\$3,075,000	3/4	\$967.6	3,178	Aug 2019	106
2705	\$1,375,000	3/4	\$524.2	2,623	Jul 2019	57
2105	\$1,299,000	3/3	\$495.2	2,623	May 2019	119
804	\$995,000	2/3	\$461.3	2,157	Nov 2018	3
405	\$1,165,000	3/4	\$444.1	2,623	Nov 2018	91
1806	\$1,690,000	3/4	\$554.1	3,050	Sep 2018	267
2502	\$2,990,000	4/5	\$645.8	4,630	Sep 2018	319
2502	\$2,990,000	4/6	\$645.8	4,630	Sep 2018	319
2304	\$1,259,000	2/3	\$547.4	2,300	Sep 2018	117
801	\$3,200,000	3/4	\$1,006.9	3,178	May 2018	19
1404	\$1,149,000	2/2	\$499.6	2,300	Mar 2018	168
1404	\$1,149,000	2/3	\$499.6	2,300	Mar 2018	168
1603	\$1,300,000	2/2	\$575.2	2,260	Dec 2017	21
1603	\$1,300,000	2/3	\$575.2	2,260	Dec 2017	21
904	\$1,095,000	2/2	\$476.1	2,300	Oct 2017	76
904	\$1,095,000	2/3	\$476.1	2,300	Oct 2017	76

## Rented

LAST 20 PROPERTIES RENTED IN DIPLOMAT RESIDENCES

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
904	\$5,900	2/3	\$2.7	2,157	Dec 2020	293
1906	\$6,900	3/4	\$2.4	2,857	Nov 2020	109
1006	\$5,900	3/4	\$2.1	2,857	Sep 2020	54
1805	\$7,800	3/4	\$2.6	3,050	Apr 2020	61
601	\$8,500	3/4	\$2.7	3,200	Feb 2020	26
903	\$6,900	2/3	\$2.7	2,600	Dec 2019	254
904	\$6,500	2/3	\$3.0	2,157	Nov 2019	193
1206	\$6,000	3/4	\$2.1	2,857	Sep 2019	233
2805	\$7,999	3/4	\$2.8	2,900	May 2019	133
1102	\$6,500	3/4	\$2.2	3,003	Feb 2019	306
402	\$8,900	3/4	\$3.0	3,003	Jan 2019	64
903	\$6,800	2/2	\$2.6	2,600	Jan 2019	1223
903	\$6,800	2/21	\$2.6	2,600	Jan 2019	1223
1805	\$8,000	3/4	N/A	N/A	Jan 2019	118
2102	\$10,500	3/4	\$3.5	3,003	Nov 2018	283
2002	\$11,000	3/4	\$3.7	3,003	Jul 2018	104
1406	\$4,995	3/4	\$1.7	2,857	Jun 2018	93
904	\$6,000	2/2	\$2.8	2,157	Jun 2018	227
904	\$6,000	2/3	\$2.8	2,157	Jun 2018	227
1406	\$5,750	3/3	\$2.0	2,857	Feb 2018	244

## Currently Listed

---

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
604	\$1,295,000	2/3	\$600.4	2157	Nov 2020	WINIKOR,SA...
606	\$1,190,000	3/4	\$416.5	2857	Jan 2021	ORDERMAKE...
805	\$1,349,000	3/4	\$514.3	2623	Jan 2021	DORFMAN,A...
903	\$6,900/mth	2/3	\$2.7	2600	Dec 2020	N/A
1406	\$1,399,000	3/4	\$489.7	2857	Jan 2021	SONIA KAWA...
1506	\$7,800/mth	3/4	\$2.7	2857	Nov 2020	N/A
1604	\$935,000	2/3	\$433.5	2157	Jan 2021	ZANKI,MARK
1706	\$1,200,000	3/4	\$393.4	3050	Jan 2021	N/A
1902	\$2,295,000	3/4	\$826.4	2777	Jan 2021	HAMUI,SALO...
1903	\$1,950,000	2/3	\$862.8	2260	Nov 2020	MILLER,BERT...
1904	\$5,000/mth	2/3	\$2.3	2157	Dec 2020	MORABITO,P...
2002	\$11,900/mth	3/4	\$4.3	2777	Dec 2020	N/A
2102	\$10,500/mth	3/4	\$3.8	2777	Dec 2020	N/A
2104	\$1,650,000	2/3	\$765.0	2157	Sep 2020	BAKER,ROBE...
2105	\$10,500/mth	3/4	\$4.0	2623	Dec 2020	VIEIRA,CARLOS
2302	\$2,495,000	3/4	\$898.5	2777	Nov 2020	N/A
2703	\$3,200,000	4/6	\$645.2	4960	Jan 2021	GANGWAL,R...
2901	\$30,000/mth	6/9	\$4.0	7483	Nov 2020	QUIRINUS TR...