

4010 South Ocean, Hollywood

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-hollywood/4010-south-ocean/

BY THE NUMBERS

Median listed association fee	\$1,801 / month equivalent	53 active listings stating a fee; middle half \$1,770 to \$1,826
Hollywood median (same property type)	\$960 / month	944 city listings
For sale today	54	1 under contract
Median asking price	\$737,500	asking range \$515,000 to \$999,000
Closed sales, September 2025 to August 2026	21	0 so far this month
Median sold price, same 12 months	\$713,000	sold range \$499,000 to \$850,000
Sold price vs original asking	93.6%	median across closed sales
Median recorded days on market (closed)	101	MLS cumulative days
Cash purchases	28.6%	of closed sales
Year built (listings)	2019 to 2020	median 2019
Months of supply	30.9	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Water (78% of listings stating inclusions)
- Cable TV (68% of listings stating inclusions)
- Common areas (62% of listings stating inclusions)
- Internet (62% of listings stating inclusions)
- Trash (58% of listings stating inclusions)
- Pool (56% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 1 listing state it
- milestone inspection: 2 listings state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 0.8 mi
- Hospital: 1.9 mi (HCA Florida Aventura Hospital)
- Golf: 2 mi
- Rail station: 2.6 mi (Aventura)
- Marina: 1 mi (Suntex Marina at Hollywood)
- Within 1 mile: 41 tennis courts, 13 restaurants, 5 parks, 4 grocery stores, 2 gyms

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in 4010 South Ocean? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-hollywood/4010-south-ocean/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to 4010 South Ocean after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.