

Sian Ocean Residences, Hollywood

Condos - closed sales October 2025 to September 2026 - live page: www.pbprealestate.com/condo-fees-hollywood/sian-ocean-residences/

BY THE NUMBERS

Median listed association fee	\$1,178 / month equivalent	27 active listings stating a fee; middle half \$1,042 to \$1,504
Hollywood median (same property type)	\$935 / month	935 city listings
For sale today	27	0 under contract
Median asking price	\$475,000	asking range \$377,000 to \$675,000
Closed sales, October 2025 to September 2026	10	1 so far this month
Median sold price, same 12 months	\$485,000	sold range \$200,000 to \$530,000
Sold price vs original asking	94.9%	median across closed sales
Median recorded days on market (closed)	120	MLS cumulative days
Cash purchases	50%	of closed sales
Year built (listings)	1969 to 2006	median 1969
Months of supply	32.4	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

- Common areas (73.9% of listings stating inclusions)
- Trash (69.6% of listings stating inclusions)
- Sewer (65.2% of listings stating inclusions)
- Water (60.9% of listings stating inclusions)
- Pool (56.5% of listings stating inclusions)
- Grounds (52.2% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 7 listings state it
- special assessment pending: 1 listing state it
- milestone inspection: 3 listings state it

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

NEARBY

- Beach: 0.8 mi
- Hospital: 2 mi (HCA Florida Aventura Hospital)
- Golf: 2.1 mi
- Rail station: 2.7 mi (Aventura)
- Marina: 1 mi (Suntex Marina at Hollywood)
- Within 1 mile: 40 tennis courts, 13 restaurants, 4 parks, 4 grocery stores, 1 gym

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

Own a condo in Sian Ocean Residences? 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/sian-ocean-residences/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of October 22, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Sian Ocean Residences 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.