

Unit K-16 - Allington Tower North

K-16 - 1500 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	F10436354
Status:	Active
Size:	1,287 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$499,999
List PPSF:	\$388
Valuated Price:	\$502,000
Valuated PPSF:	\$335

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:	180
Number of active listings for rent:	2
Number of active listings for sale:	23
Building inventory for sale:	12%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

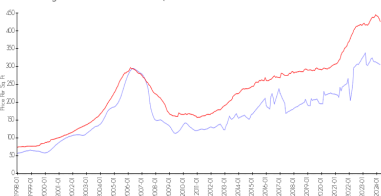
Allington Tower North
 1500 South Ocean Drive Hollywood 33019?
 (954) 922-9660

Recent Sales

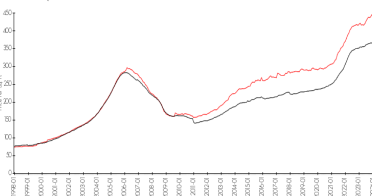
Unit #	Size	Closing Date	Sale Price	PPSF
7F	1,287 sq ft	Apr 2024	\$570,000	\$443
15G	1,287 sq ft	Jan 2024	\$575,000	\$447
2j	1,254 sq ft	Nov 2023	\$322,000	\$257
5A	1,287 sq ft	Nov 2023	\$460,000	\$357
10H	1,254 sq ft	Sep 2023	\$470,000	\$375

Market Information

Allington Tower North vs Hollywood Beach



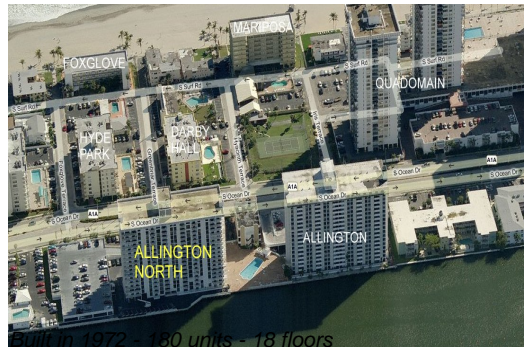
Hollywood Beach vs Broward



Allington Tower North:	\$305/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Allington Tower North	13%
Hollywood Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Allington Tower North	93 days
Hollywood Beach	86 days
Broward	67 days