

# Unit 1637 - Wave

1637 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11334607
Status:	Pending
Size:	482 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	Canal,Ocean View,Other View,River,Water View
Rental Price:	\$2,300
List PPSF:	\$5
Valuated Price:	\$324,000
Valuated PPSF:	\$672

*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.*

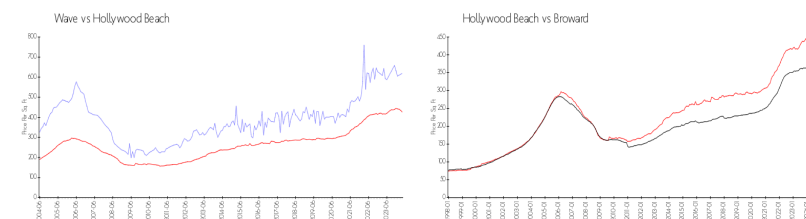
## Building Information

Number of units:	551
Number of active listings for rent:	49
Number of active listings for sale:	19
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

The Wave Condominium  
(954) 929-8090

## Market Information



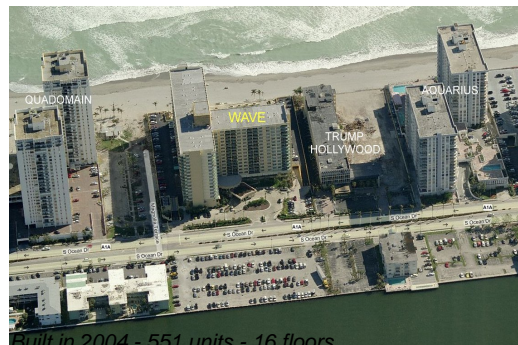
Wave:	\$619/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Wave	3%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Wave	49 days
Hollywood Beach	85 days
Broward	66 days



Built in 2004 - 551 units - 16 floors