

Unit 816 - Alexander

816 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11412344
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$579,000
List PPSF:	\$526
Valuated Price:	\$549,000
Valuated PPSF:	\$499

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:	268
Number of active listings for rent:	68
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

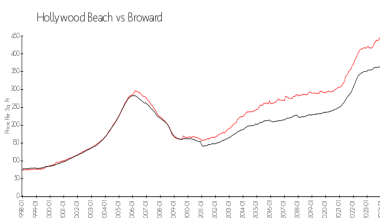
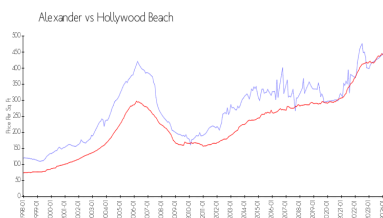
Building Association Information

Alexander Towers Condo Association
(954) 927-0808

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,360 sq ft	Mar 2024	\$445,000	\$327
203	1,010 sq ft	Dec 2023	\$250,000	\$248
210	1,100 sq ft	Oct 2023	\$390,000	\$355
411	790 sq ft	Oct 2023	\$375,000	\$475
101	510 sq ft	Aug 2023	\$275,000	\$539

Market Information



Alexander: \$457/sq. ft.
Hollywood Beach: \$427/sq. ft.

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Broward: \$348/sq. ft.

Inventory for Sale

Alexander	2%
Hollywood Beach	5%
Broward	3%

Avg. Time to Close Over Last 12 Months



Alexander
Hollywood Beach
Broward

88 days
85 days
67 days