

# Unit S114 - Waterway @ Hollywood Beach (North & South)

S114 - 2200 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11416102  
 Status: Active  
 Size: 1,076 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$314,990  
 List PPSF: \$293  
 Valuated Price: \$329,000  
 Valuated PPSF: \$306

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 23%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 8

## Building Association Information

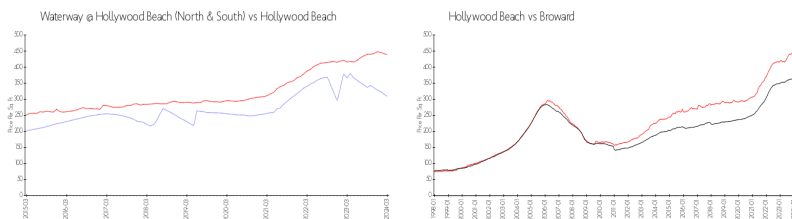
The Waterway at Hollywood Beach  
 Affinity Management Services  
 2600 and 2200 S. Ocean Avenue  
 ?Hollywood, FL 33019-2753  
 ?Tel. (954) 800-8109

<http://www.thewaterwayhollywood.com/>

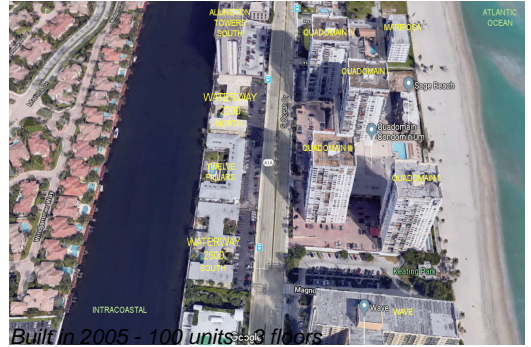
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N107	752 sq ft	Apr 2024	\$227,500	\$303
S106	750 sq ft	Jan 2024	\$275,000	\$367
S112	750 sq ft	Oct 2023	\$255,000	\$340
S109	1,093 sq ft	Sep 2023	\$365,000	\$334
S111	738 sq ft	Jul 2023	\$275,000	\$373
N214	850 sq ft	Jul 2023	\$243,000	\$286

## Market Information



Waterway @ Hollywood Beach (North & South): \$309/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.



## **Inventory for Sale**

Waterway @ Hollywood Beach (North & South)	23%
Hollywood Beach	5%
Broward	3%

## **Avg. Time to Close Over Last 12 Months**

Waterway @ Hollywood Beach (North & South)	67 days
Hollywood Beach	84 days
Broward	66 days