

# Unit 704 - Cambridge Towers

704 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11481227
Status:	Active
Size:	1,386 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,None
View:	
List Price:	\$549,000
List PPSF:	\$396
Valuated Price:	\$478,000
Valuated PPSF:	\$345

*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:	63
Number of active listings for rent:	1
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

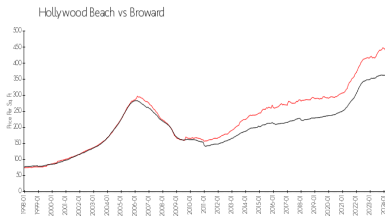
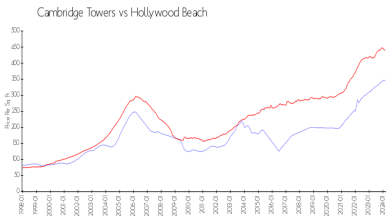
## Building Association Information

Cambridge Towers Inc  
 1601 S Ocean Drive Hollywood, FL33019  
 (954) 925-9308

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,386 sq ft	Apr 2024	\$280,000	\$202
702	1,386 sq ft	Mar 2024	\$405,000	\$292
502	1,268 sq ft	Feb 2024	\$330,000	\$260

## Market Information



Cambridge Towers: \$344/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Cambridge Towers	6%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Cambridge Towers	26 days
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Hollywood Beach  
Broward

84 days  
66 days