

# Unit E-1 - Allington Tower North

E-1 - 1500 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11506470  
 Status: Active  
 Size: 1,221 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Deeded Parking, Detached, Guest Parking  
 View:  
 List Price: \$525,000  
 List PPSF: \$430  
 Valuated Price: \$363,000  
 Valuated PPSF: \$259

*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: 17  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

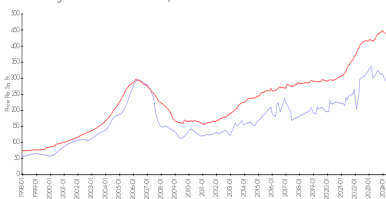
Allington Tower North  
 1500 South Ocean Drive Hollywood 33019?  
 (954) 922-9660

## Recent Sales

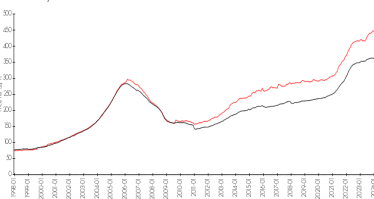
Unit #	Size	Closing Date	Sale Price	PPSF
7F	1,287 sq ft	Apr 2024	\$570,000	\$443
15G	1,287 sq ft	Jan 2024	\$575,000	\$447
2j	1,254 sq ft	Nov 2023	\$322,000	\$257
5A	1,287 sq ft	Nov 2023	\$460,000	\$357
10H	1,254 sq ft	Sep 2023	\$470,000	\$375

## Market Information

Allington Tower North vs Hollywood Beach



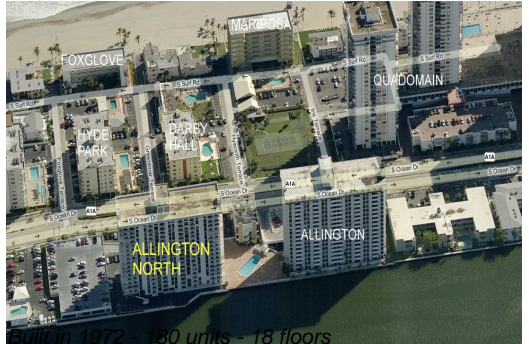
Hollywood Beach vs Broward



Allington Tower North: \$291/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Allington Tower North: 13%  
 Hollywood Beach: 5%  
 Broward: 3%



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

Allington Tower North	93 days
Hollywood Beach	84 days
Broward	66 days