

# Unit 801 - Cambridge Towers

801 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                                         |
|-----------------|-----------------------------------------|
| MLS Number:     | A11513322                               |
| Status:         | Active                                  |
| Size:           | 1,444 Sq ft.                            |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 2                                       |
| Half Bathrooms: |                                         |
| Parking Spaces: | 1 Space,Assigned Parking,Street Parking |
| View:           |                                         |
| List Price:     | \$485,000                               |
| List PPSF:      | \$336                                   |
| Valuated Price: | \$489,000                               |
| Valuated PPSF:  | \$339                                   |

*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  |

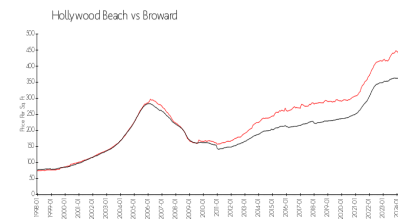
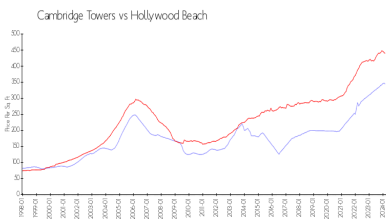
## Building Association Information

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 |
|------------------|---------|



Hollywood Beach  
Broward

84 days  
66 days