

# Unit 1607 - Trafalgar Towers 1

1607 - 1400 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11522741                |
| Status:         | Active                   |
| Size:           | 870 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: | 1                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$349,900                |
| List PPSF:      | \$402                    |
| Valuated Price: | \$291,000                |
| Valuated PPSF:  | \$288                    |

*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:                         | 120 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

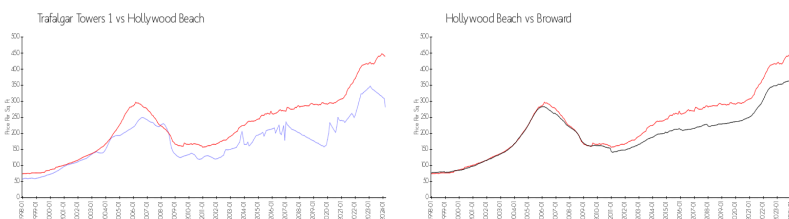
Trafalgar Towers Association  
 1400 S Ocean Dr Apt 806, 33019-2307 Hollywood, FL  
 (954) 927-2400

<http://www.facebook.com/pages/Trafalgar-Towers-Association/103356836398706>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1102   | 1,252 sq ft | Apr 2024     | \$450,000  | \$359 |
| 1208   | 1,252 sq ft | Apr 2024     | \$390,000  | \$312 |
| 905    | 864 sq ft   | Feb 2024     | \$300,000  | \$347 |
| 1206   | 1,390 sq ft | Jan 2024     | \$410,000  | \$295 |
| 308    | 1,390 sq ft | Nov 2023     | \$397,000  | \$286 |

## Market Information



|                     |               |                  |               |
|---------------------|---------------|------------------|---------------|
| Trafalgar Towers 1: | \$282/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach:    | \$439/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Trafalgar Towers 1 | 8% |
| Hollywood Beach    | 5% |
| Broward            | 3% |



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

|                    |         |
|--------------------|---------|
| Trafalgar Towers 1 | 76 days |
| Hollywood Beach    | 84 days |
| Broward            | 66 days |