

# Unit 1604 - Wave

1604 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11528733  
 Status: Active  
 Size: 482 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 Rental Price: \$2,400  
 List PPSF: \$5  
 Valuated Price: \$285,000  
 Valuated PPSF: \$591

*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.*

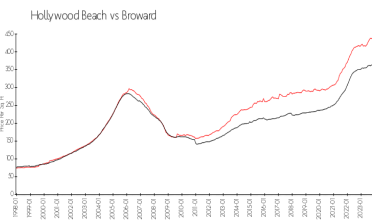
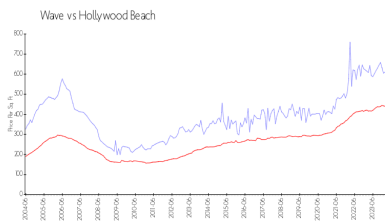
## Building Information

Number of units: 551  
 Number of active listings for rent: 49  
 Number of active listings for sale: 21  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

The Wave Condominium  
 (954) 929-8090

## Market Information



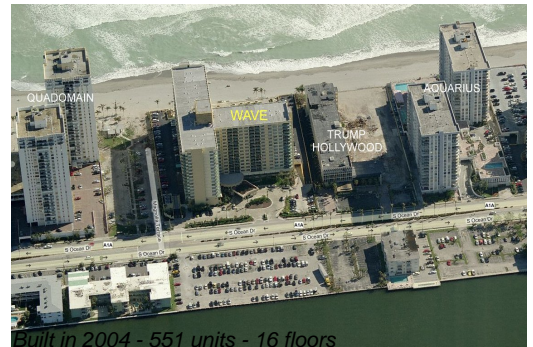
Wave: \$619/sq. ft.      Hollywood Beach: \$427/sq. ft.  
 Hollywood Beach: \$427/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Wave 4%  
 Hollywood Beach 6%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Wave 52 days  
 Hollywood Beach 85 days  
 Broward 67 days



Built in 2004 - 551 units - 16 floors