

Unit N105 - Waterway @ Hollywood Beach (North & South)

N105 - 2200 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11528840
 Status: Active
 Size: 752 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$260,000
 List PPSF: \$346
 Valuated Price: \$230,000
 Valuated PPSF: \$306

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: 100
 Number of active listings for rent: 0
 Number of active listings for sale: 23
 Building inventory for sale: 23%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 8

Building Association Information

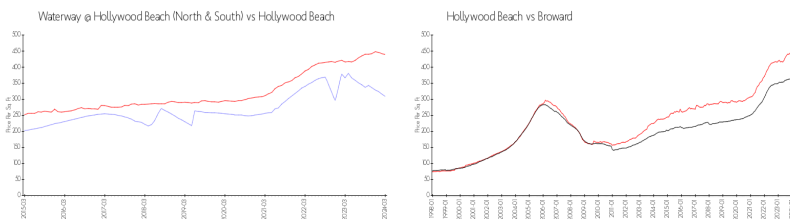
The Waterway at Hollywood Beach
 Affinity Management Services
 2600 and 2200 S. Ocean Avenue
 ?Hollywood, FL 33019-2753
 ?Tel. (954) 800-8109

<http://www.thewaterwayhollywood.com/>

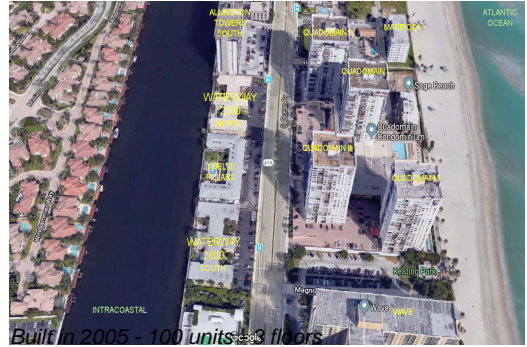
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| N107 | 752 sq ft | Apr 2024 | \$227,500 | \$303 |
| S106 | 750 sq ft | Jan 2024 | \$275,000 | \$367 |
| S112 | 750 sq ft | Oct 2023 | \$255,000 | \$340 |
| S109 | 1,093 sq ft | Sep 2023 | \$365,000 | \$334 |
| S111 | 738 sq ft | Jul 2023 | \$275,000 | \$373 |
| N214 | 850 sq ft | Jul 2023 | \$243,000 | \$286 |

Market Information



| | | | |
|---|---------------|------------------|---------------|
| Waterway @ Hollywood Beach (North & South): | \$309/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach: | \$439/sq. ft. | Broward: | \$349/sq. ft. |



Inventory for Sale

| | |
|--|-----|
| Waterway @ Hollywood Beach (North & South) | 23% |
| Hollywood Beach | 5% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--|---------|
| Waterway @ Hollywood Beach (North & South) | 67 days |
| Hollywood Beach | 84 days |
| Broward | 66 days |