

Unit 640 S Park Rd # 21-4 - Hollywood Parc (1-12)

640 S Park Rd # 21-4 - 510-650 S Park Rd, Hollywood Beach, FL, Broward 33021

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11532545 |
| Status: | Active |
| Size: | 1,236 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$359,000 |
| List PPSF: | \$290 |
| Valuated Price: | \$339,000 |
| Valuated PPSF: | \$274 |

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

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|--|-----|
| Number of units: | 272 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

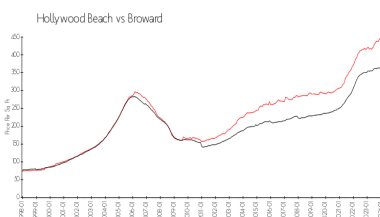
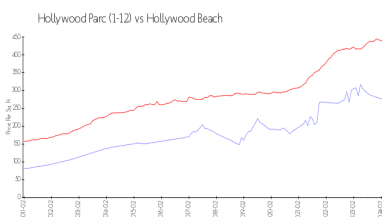
Building Association Information

Hollywood Parc
Condominium Association, Inc
500 South Park Road
Hollywood, FL 33021
Phone: (954) 964-7921
(954) 985-4080

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 210-9 | 650 sq ft | Apr 2024 | \$210,000 | \$323 |
| 13-3 | 650 sq ft | Jan 2024 | \$225,000 | \$346 |
| 39-3 | 650 sq ft | Oct 2023 | \$235,000 | \$362 |
| 15-1 | 841 sq ft | Sep 2023 | \$240,000 | \$285 |
| 14-6 | 1,060 sq ft | Sep 2023 | \$289,000 | \$273 |

Market Information



Hollywood Parc (1-12): \$274/sq. ft.
Hollywood Beach: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.
Broward: \$348/sq. ft.

Inventory for Sale



| | |
|-----------------------|----|
| Hollywood Parc (1-12) | 3% |
| Hollywood Beach | 5% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Hollywood Parc (1-12) | 35 days |
| Hollywood Beach | 85 days |
| Broward | 67 days |