

# Unit PH-18 - Sea Air Towers

PH-18 - 3725 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11533018  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking  
 View:  
 List Price: \$610,000  
 List PPSF: \$504  
 Valuated Price: \$665,000  
 Valuated PPSF: \$557

*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: 350  
 Number of active listings for rent: 21  
 Number of active listings for sale: 19  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 7

## Building Association Information

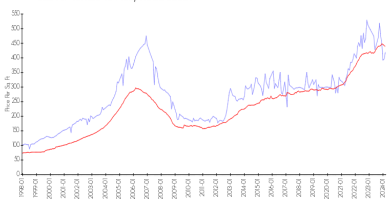
Sea Air Towers Condominium  
 (954) 458-5106

## Recent Sales

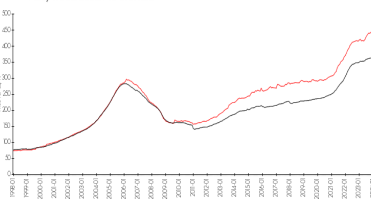
Unit #	Size	Closing Date	Sale Price	PPSF
617	1,250 sq ft	Apr 2024	\$300,000	\$240
706	1,248 sq ft	Apr 2024	\$585,000	\$469
921	847 sq ft	Apr 2024	\$330,000	\$390
401	1,368 sq ft	Apr 2024	\$690,000	\$504
1409	896 sq ft	Feb 2024	\$307,500	\$343

## Market Information

Sea Air Towers vs Hollywood Beach



Hollywood Beach vs Broward



Sea Air Towers: \$419/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Sea Air Towers 5%  
 Hollywood Beach 5%  
 Broward 3%

## Avg. Time to Close Over Last 12 Months



Sea Air Towers  
Hollywood Beach  
Broward

120 days  
84 days  
66 days