

# Unit 2F - Allington Towers

2F - 1600 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11537611  
 Status: Active  
 Size: 1,218 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$500,000  
 List PPSF: \$411  
 Valuated Price: \$364,000  
 Valuated PPSF: \$260

*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: 187  
 Number of active listings for rent: 6  
 Number of active listings for sale: 15  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

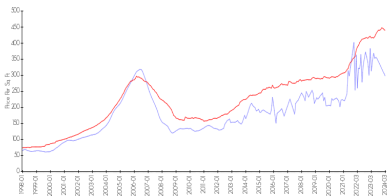
Allington Towers Condominiums Inc  
 1600 S Ocean Drive # 2W  
 (954) 925-2551

## Recent Sales

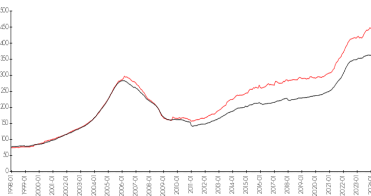
Unit #	Size	Closing Date	Sale Price	PPSF
5H	1,262 sq ft	Mar 2024	\$415,000	\$329
16F	1,218 sq ft	Feb 2024	\$515,000	\$423
4E	1,218 sq ft	Jan 2024	\$455,000	\$374
17I	900 sq ft	Dec 2023	\$300,000	\$333
1C	832 sq ft	Dec 2023	\$325,000	\$391

## Market Information

Allington Towers vs Hollywood Beach



Hollywood Beach vs Broward



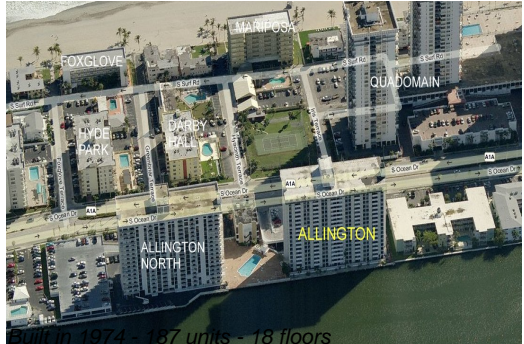
Allington Towers: \$297/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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

## Inventory for Sale

Allington Towers 8%  
 Hollywood Beach 5%  
 Broward 3%

## Avg. Time to Close Over Last 12 Months



Allington Towers  
Hollywood Beach  
Broward

68 days  
84 days  
66 days