

# Unit 601 - Andoric

601 - 901 S Surf Rd, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11538054
Status:	Active
Size:	850 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$525,000
List PPSF:	\$618
Valuated Price:	\$499,000
Valuated PPSF:	\$587

*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:	40
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

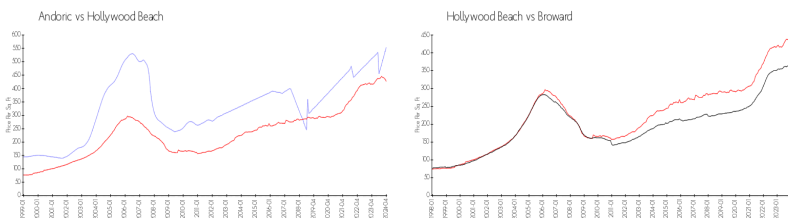
Andoric Apts., Inc  
901 S Surf Rd Apt 402 Hollywood,  
(954) 923-0984

<http://www.andoric.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	500 sq ft	Oct 2023	\$260,000	\$520

## Market Information



Andoric:	\$554/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Andoric	5%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Andoric  
Hollywood Beach  
Broward

331 days  
85 days  
67 days