

# Unit 504 - North Beach Condo

504 - 4201 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11538993  
 Status: Active  
 Size: 1,350 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View: Ocean View, Pool Area View  
 Rental Price: \$4,300  
 List PPSF: \$3  
 Valuated Price: \$743,000  
 Valuated PPSF: \$550

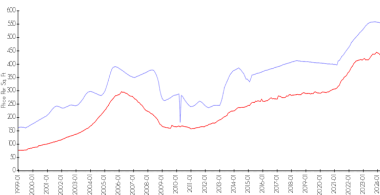
*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 34  
 Number of active listings for rent: 1  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 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

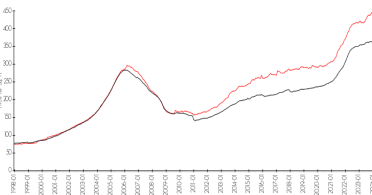
## Market Information

North Beach Condo vs Hollywood Beach



North Beach Condo: \$552/sq. ft.  
 Hollywood Beach: \$427/sq. ft.

Hollywood Beach vs Broward



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

## Inventory for Sale

North Beach Condo: 0%  
 Hollywood Beach: 5%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

North Beach Condo: 75 days  
 Hollywood Beach: 85 days  
 Broward: 67 days

