

# Unit 506 - Lofts at Hollywood Station

506 - 100 S Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

MLS Number:	A11545242
Status:	Active
Size:	1,017 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$335,000
List PPSF:	\$329
Valuated Price:	\$313,000
Valuated PPSF:	\$328

*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:	93
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

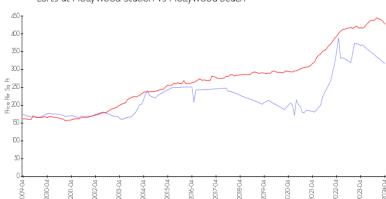
Hollywood Station Condo Assoc  
(954) 921-3100

## Recent Sales

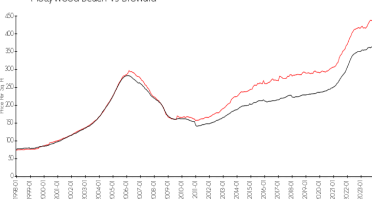
Unit #	Size	Closing Date	Sale Price	PPSF
402	1,062 sq ft	Feb 2024	\$335,000	\$315
515	738 sq ft	Jun 2023	\$285,000	\$386
208	1,014 sq ft	May 2023	\$372,000	\$367
220	1,018 sq ft	May 2023	\$385,000	\$378

## Market Information

Lofts at Hollywood Station vs Hollywood Beach



Hollywood Beach vs Broward

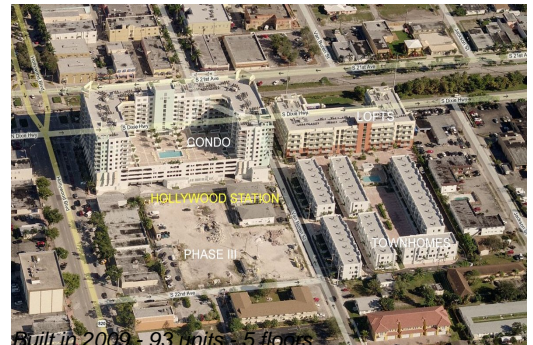


Lofts at Hollywood Station:	\$317/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Lofts at Hollywood Station	8%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Lofts at Hollywood Station	60 days
Hollywood Beach	85 days
Broward	67 days