

# 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: \$311,000  
 Valuated PPSF: \$326

*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: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

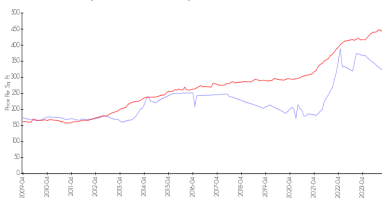
Hollywood Station Condo Assoc  
 (954) 921-3100

## Recent Sales

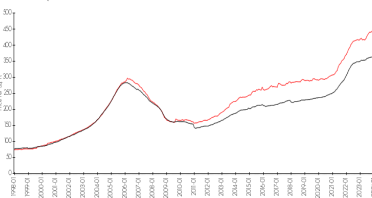
Unit #	Size	Closing Date	Sale Price	PPSF
402	1,062 sq ft	Feb 2024	\$335,000	\$315
515	738 sq ft	Jun 2023	\$285,000	\$386
208	1,014 sq ft	May 2023	\$372,000	\$367
220	1,018 sq ft	May 2023	\$385,000	\$378
417	738 sq ft	May 2023	\$285,000	\$386

## Market Information

Lofts at Hollywood Station vs Hollywood Beach



Hollywood Beach vs Broward

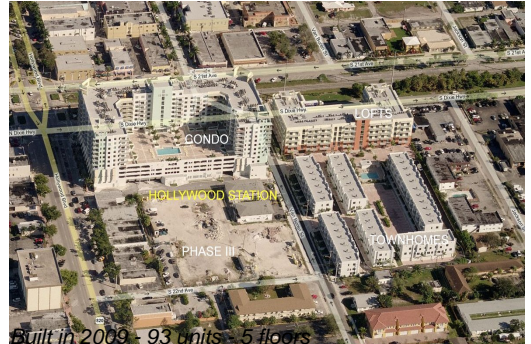


Lofts at Hollywood Station: \$316/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Lofts at Hollywood Station: 8%  
 Hollywood Beach: 5%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Lofts at Hollywood Station

55 days

Hollywood Beach

84 days

Broward

66 days