

# Unit 1203 - Alexander

1203 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11547459
Status:	Active
Size:	1,010 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Open Space Parking,Valet Parking
View:	
List Price:	\$490,000
List PPSF:	\$485
Valuated Price:	\$357,000
Valuated PPSF:	\$353

*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:	268
Number of active listings for rent:	68
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

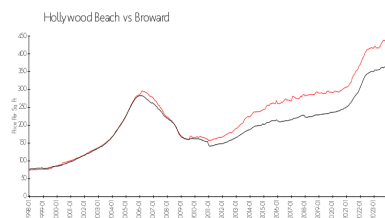
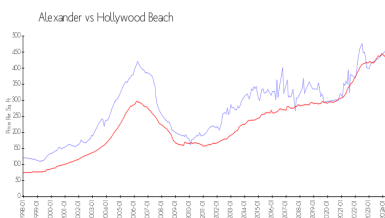
## Building Association Information

Alexander Towers Condo Association  
(954) 927-0808

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,360 sq ft	Mar 2024	\$445,000	\$327
203	1,010 sq ft	Dec 2023	\$250,000	\$248
210	1,100 sq ft	Oct 2023	\$390,000	\$355
411	790 sq ft	Oct 2023	\$375,000	\$475
101	510 sq ft	Aug 2023	\$275,000	\$539

## Market Information



Alexander: \$457/sq. ft.  
Hollywood Beach: \$427/sq. ft.

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Broward: \$349/sq. ft.

## Inventory for Sale

Alexander	2%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Alexander  
Hollywood Beach  
Broward

88 days  
85 days  
67 days