

# 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: \$336,000  
Valuated PPSF: \$333



*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

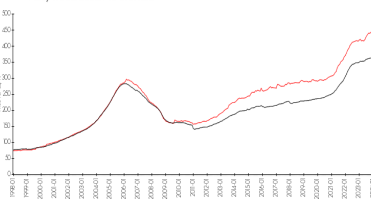
Unit #	Size	Closing Date	Sale Price	PPSF
401	1,360 sq ft	Mar 2024	\$445,000	\$327
203	1,010 sq ft	Dec 2023	\$250,000	\$248
210	1,100 sq ft	Oct 2023	\$390,000	\$355
411	790 sq ft	Oct 2023	\$375,000	\$475
101	510 sq ft	Aug 2023	\$275,000	\$539

## Market Information

Alexander vs Hollywood Beach



Hollywood Beach vs Broward



Alexander: \$430/sq. ft.  
Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

Alexander: 2%  
Hollywood Beach: 5%  
Broward: 3%

## Avg. Time to Close Over Last 12 Months

Alexander  
Hollywood Beach  
Broward

88 days  
84 days  
66 days