

# Unit 704 - Hollywood Towers

704 - 3111 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11551759  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$665,000  
 List PPSF: \$594  
 Valuated Price: \$598,000  
 Valuated PPSF: \$534

*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: 156  
 Number of active listings for rent: 1  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 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: 0

## Building Association Information

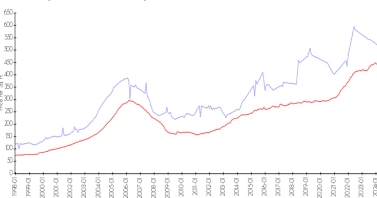
Hollywood Towers Inc (954) 923-3701

## Recent Sales

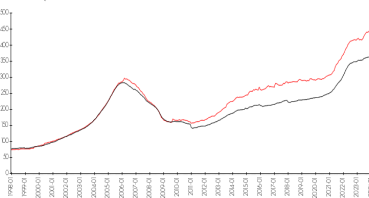
Unit #	Size	Closing Date	Sale Price	PPSF
1208	812 sq ft	Dec 2023	\$585,000	\$720
405	1,030 sq ft	Aug 2023	\$559,000	\$543
712	1,360 sq ft	Jun 2023	\$650,000	\$478
906	1,204 sq ft	Jun 2023	\$655,000	\$544
1511	812 sq ft	Jun 2023	\$500,000	\$616

## Market Information

Hollywood Towers vs Hollywood Beach



Hollywood Beach vs Broward



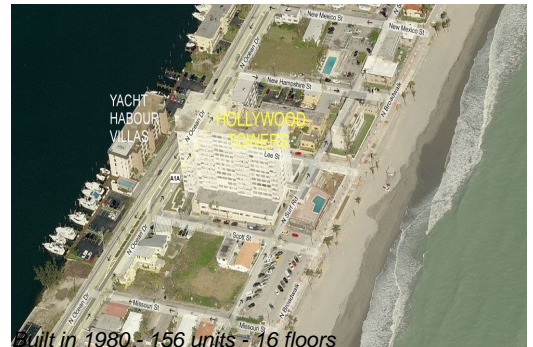
Hollywood Towers: \$518/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Hollywood Towers  
Hollywood Beach  
Broward

79 days  
84 days  
66 days