

# Unit 521 - Hollywood Station Condos

521 - 140 Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

MLS Number: A11555392  
 Status: Active  
 Size: 1,195 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$349,000  
 List PPSF: \$292  
 Valuated Price: \$325,000  
 Valuated PPSF: \$272

*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: 214  
 Number of active listings for rent: 13  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

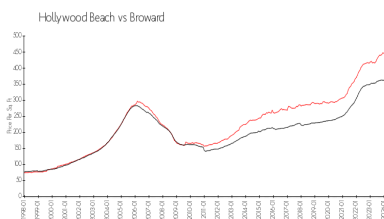
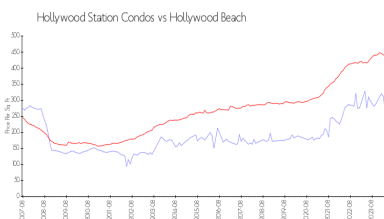
Hollywood Station Condo Association  
 954-921-3100

<http://www.hollywoodstationcondo.info/index-5.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
437	1,522 sq ft	Apr 2024	\$415,000	\$273
416	1,035 sq ft	Feb 2024	\$320,000	\$309
927	1,115 sq ft	Jan 2024	\$370,000	\$332
707	1,189 sq ft	Oct 2023	\$310,000	\$261
721	1,195 sq ft	Oct 2023	\$330,000	\$276
1014	1,220 sq ft	Oct 2023	\$335,000	\$275
921	1,195 sq ft	Oct 2023	\$337,500	\$282
401	1,522 sq ft	Oct 2023	\$415,000	\$273

## Market Information



Hollywood Station Condos: \$272/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale



Hollywood Station Condos	4%
Hollywood Beach	5%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Hollywood Station Condos	62 days
Hollywood Beach	84 days
Broward	66 days