

# Unit 821 - Wave

821 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11557201             |
| Status:         | Pending               |
| Size:           | 835 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$534,900             |
| List PPSF:      | \$641                 |
| Valuated Price: | \$621,000             |
| Valuated PPSF:  | \$744                 |

*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:                         | 551 |
| Number of active listings for rent:      | 49  |
| Number of active listings for sale:      | 21  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 4   |

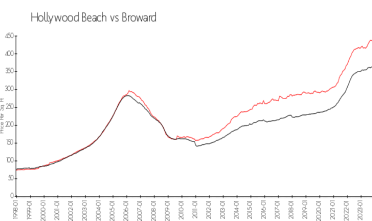
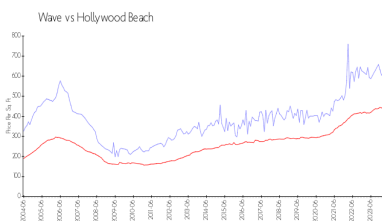
## Building Association Information

The Wave Condominium  
(954) 929-8090

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 831    | 745 sq ft | Apr 2024     | \$395,000  | \$530 |
| 1530   | 835 sq ft | Apr 2024     | \$505,000  | \$605 |
| 715    | 745 sq ft | Apr 2024     | \$460,000  | \$617 |
| 1107   | 835 sq ft | Jan 2024     | \$459,000  | \$550 |
| 812    | 482 sq ft | Nov 2023     | \$445,000  | \$923 |

## Market Information

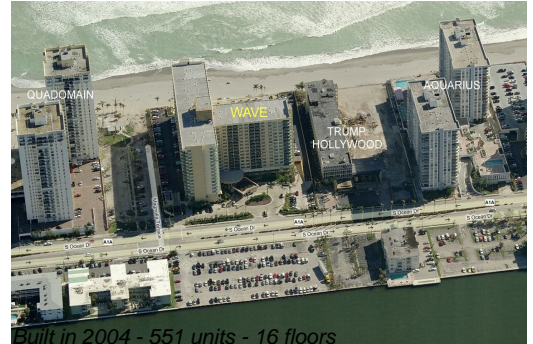


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Wave:            | \$619/sq. ft. | Hollywood Beach: | \$427/sq. ft. |
| Hollywood Beach: | \$427/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Wave            | 4% |
| Hollywood Beach | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months



Built in 2004 - 551 units - 16 floors

Wave  
Hollywood Beach  
Broward

52 days  
85 days  
67 days