

# Unit 520 S Park Rd # 16-12 - Hollywood Parc (1-12)

520 S Park Rd # 16-12 - 510-650 S Park Rd, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11561429  
 Status: Active Under Contract  
 Size: 841 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$250,000  
 List PPSF: \$297  
 Valuated Price: \$228,000  
 Valuated PPSF: \$271

*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: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

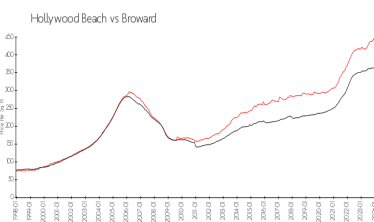
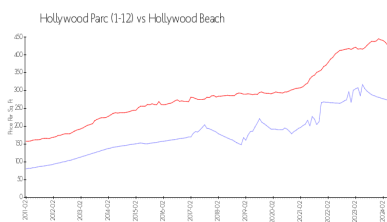
## Building Association Information

Hollywood Parc  
 Condominium Association, Inc  
 500 South Park Road  
 Hollywood, FL 33021  
 Phone: (954) 964-7921  
 (954) 985-4080

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
13-5	1,060 sq ft	May 2024	\$285,000	\$269
210-9	650 sq ft	Apr 2024	\$210,000	\$323
13-3	650 sq ft	Jan 2024	\$225,000	\$346
39-3	650 sq ft	Oct 2023	\$235,000	\$362
15-1	841 sq ft	Sep 2023	\$240,000	\$285
14-6	1,060 sq ft	Sep 2023	\$289,000	\$273

## Market Information



Hollywood Parc (1-12): \$274/sq. ft.  
 Hollywood Beach: \$427/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale



Hollywood Parc (1-12)	3%
Hollywood Beach	6%
Broward	4%

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

Hollywood Parc (1-12)	35 days
Hollywood Beach	85 days
Broward	67 days