

# Unit 604 - Wellington Towers

604 - 1701 S Ocean Dr, Hollywood Beach, FL, Broward 13019

## Unit Information

MLS Number:	A11582281
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$569,000
List PPSF:	\$390
Valuated Price:	\$441,000
Valuated PPSF:	\$302

*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:	57
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	12%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

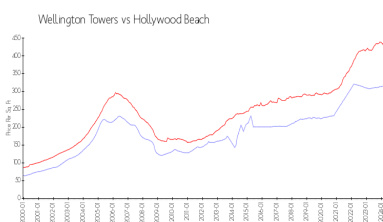
## Building Association Information

The Wellington Towers Inc  
1701 S Ocean Dr, Hollywood, FL 33019  
(954) 404-7120

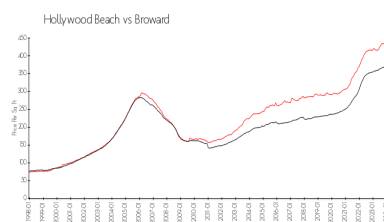
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,320 sq ft	Dec 2023	\$500,000	\$379
702	1,520 sq ft	Aug 2023	\$470,000	\$309

## Market Information



Wellington Towers: \$316/sq. ft.  
Hollywood Beach: \$412/sq. ft.



Hollywood Beach: \$412/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Wellington Towers	12%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Wellington Towers	74 days
Hollywood Beach	90 days



Built in 1970 - 57 units - 10 floors

Broward

69 days