

Unit 705 - Wave

705 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

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|-----------------|-----------------------|
| MLS Number: | A11591008 |
| Status: | Active |
| Size: | 482 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$345,000 |
| List PPSF: | \$716 |
| Valuated Price: | \$239,000 |
| Valuated PPSF: | \$496 |

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

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|--|-----|
| Number of units: | 551 |
| Number of active listings for rent: | 49 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 5 |

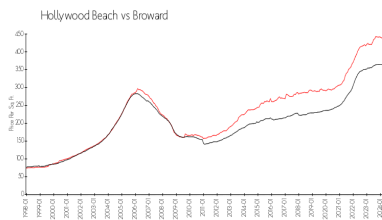
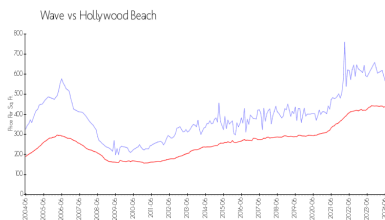
Building Association Information

The Wave Condominium
(954) 929-8090

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 736 | 1,198 sq ft | Sep 2024 | \$550,000 | \$459 |
| PH35 | 1,198 sq ft | Aug 2024 | \$587,000 | \$490 |
| 927 | 590 sq ft | Jul 2024 | \$300,000 | \$508 |
| 1223 | 835 sq ft | Jul 2024 | \$555,000 | \$665 |
| 410 | 1,198 sq ft | Jul 2024 | \$625,000 | \$522 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Wave: | \$567/sq. ft. | Hollywood Beach: | \$436/sq. ft. |
| Hollywood Beach: | \$436/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Wave | 3% |
| Hollywood Beach | 6% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Wave | 79 days |
| Hollywood Beach | 88 days |
| Broward | 72 days |

