

Unit PH35 - Wave

PH35 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11595099
Status:	Closed
Size:	1,198 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$599,000
List PPSF:	\$500
Valuated Price:	\$595,000
Valuated PPSF:	\$497

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:	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

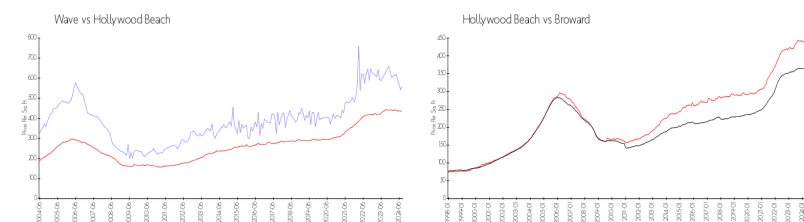
Building Association Information

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



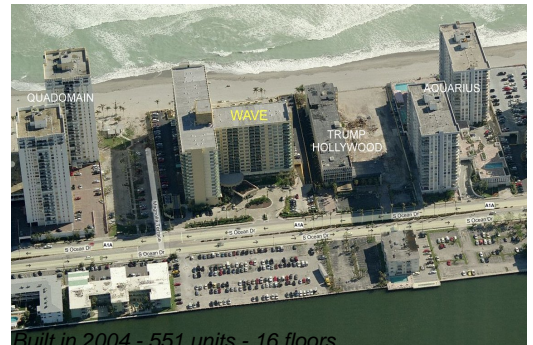
Wave:	\$567/sq. ft.	Hollywood Beach:	\$436/sq. ft.
Hollywood Beach:	\$436/sq. ft.	Broward:	\$351/sq. ft.

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



Built in 2004 - 551 units - 16 floors