

# Unit PH35 - Wave

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

## Unit Information

MLS Number:	A11595099
Status:	Active
Size:	1,198 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$650,000
List PPSF:	\$543
Valuated Price:	\$607,000
Valuated PPSF:	\$507

*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:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

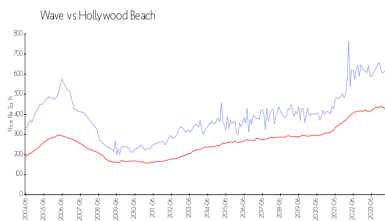
## Building Association Information

The Wave Condominium  
(954) 929-8090

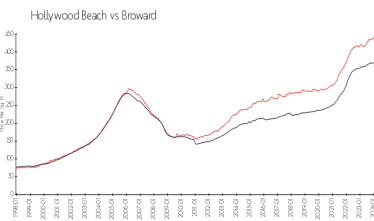
## Recent Sales

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: \$578/sq. ft.  
Hollywood Beach: \$412/sq. ft.

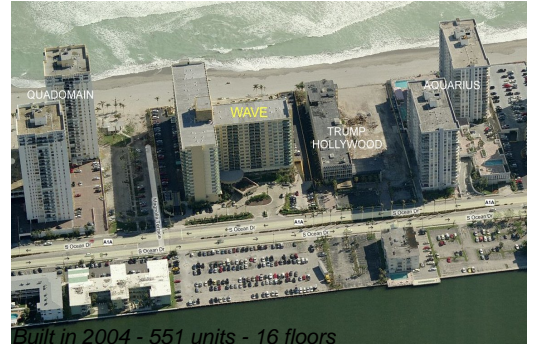


Hollywood Beach: \$412/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Wave	3%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Wave  
Hollywood Beach  
Broward

58 days  
89 days  
69 days