

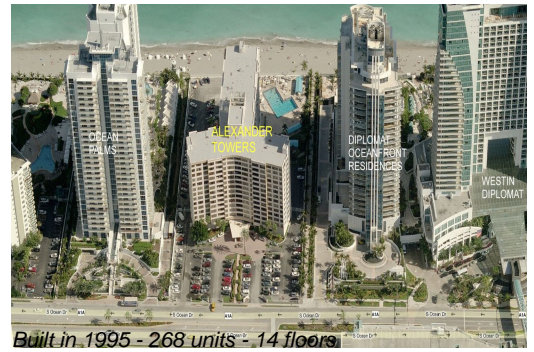
Unit 203 - Alexander

203 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11604359
Status:	Active
Size:	1,010 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$396,000
List PPSF:	\$392
Valuated Price:	\$326,000
Valuated PPSF:	\$323

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:	268
Number of active listings for rent:	68
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

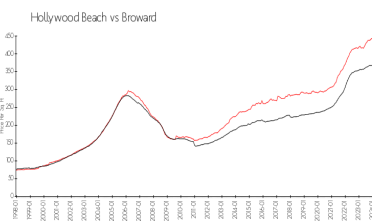
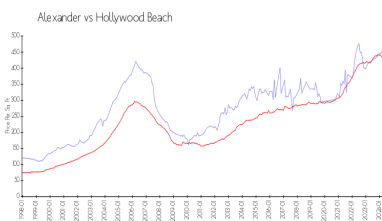
Building Association Information

Alexander Towers Condo Association
(954) 927-0808

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1421	1,190 sq ft	May 2024	\$585,000	\$492
401	1,360 sq ft	Mar 2024	\$445,000	\$327
203	1,010 sq ft	Dec 2023	\$250,000	\$248
210	1,100 sq ft	Oct 2023	\$390,000	\$355
411	790 sq ft	Oct 2023	\$375,000	\$475

Market Information



Alexander:	\$461/sq. ft.	Hollywood Beach:	\$418/sq. ft.
Hollywood Beach:	\$418/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Alexander	4%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Alexander
Hollywood Beach
Broward

99 days
91 days
70 days