

# Unit 803 - Sea Air Towers

803 - 3725 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11617477  
 Status: Active  
 Size: 896 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Open Space Parking, Other Parking, Valet Parking

View:

List Price: \$374,995  
 List PPSF: \$419  
 Valuated Price: \$296,000  
 Valuated PPSF: \$338

*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: 350  
 Number of active listings for rent: 21  
 Number of active listings for sale: 19  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

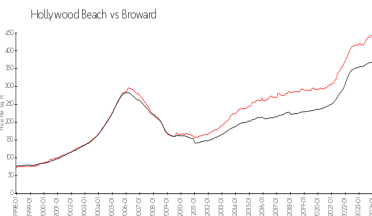
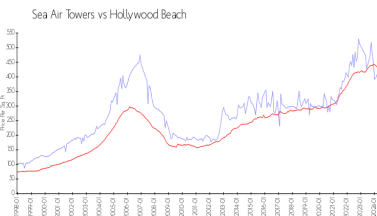
## Building Association Information

Sea Air Towers Condominium  
 (954) 458-5106

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
809	896 sq ft	Jul 2024	\$315,000	\$352
1220	902 sq ft	Jun 2024	\$397,000	\$440
1424	1,459 sq ft	May 2024	\$545,000	\$374
617	1,250 sq ft	Apr 2024	\$300,000	\$240
706	1,248 sq ft	Apr 2024	\$585,000	\$469
921	847 sq ft	Apr 2024	\$330,000	\$390
401	1,368 sq ft	Apr 2024	\$690,000	\$504

## Market Information



Sea Air Towers: \$404/sq. ft.  
 Hollywood Beach: \$418/sq. ft.

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

## Inventory for Sale

Sea Air Towers: 5%  
 Hollywood Beach: 5%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

Sea Air Towers	110 days
Hollywood Beach	91 days
Broward	70 days