

# Unit 2506 - Trump Hollywood

2506 - 2711 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11625768  
 Status: Active  
 Size: 2,088 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$2,290,000  
 List PPSF: \$1,097  
 Valuated Price: \$1,580,000  
 Valuated PPSF: \$838

*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: 200  
 Number of active listings for rent: 7  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

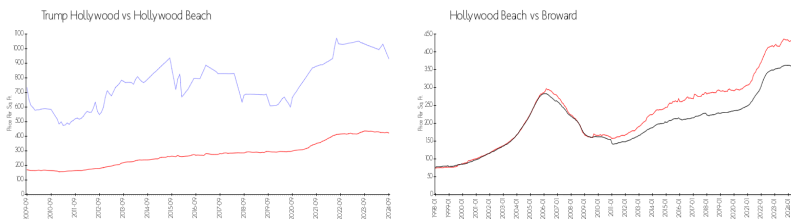
## Building Association Information

Trump Hollywood Condominium  
 (954) 925-4447

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3703	3,395 sq ft	Nov 2024	\$2,875,000	\$847
903	3,395 sq ft	Jun 2024	\$2,900,000	\$854
1602	3,062 sq ft	Apr 2024	\$2,795,000	\$913
1902	3,062 sq ft	Dec 2023	\$2,625,000	\$857
3201	2,088 sq ft	Dec 2023	\$1,860,000	\$891

## Market Information



Trump Hollywood: \$931/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Trump Hollywood: 6%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Trump Hollywood: 53 days  
 Hollywood Beach: 86 days  
 Broward: 74 days

