

# Unit 18J - Allington Towers

18J - 1600 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11671641  
 Status: Active  
 Size: 1,220 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$399,000  
 List PPSF: \$327  
 Valuated Price: \$399,000  
 Valuated PPSF: \$285

*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: 187  
 Number of active listings for rent: 6  
 Number of active listings for sale: 19  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

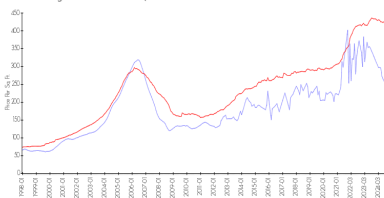
Allington Towers Condominiums Inc  
 1600 S Ocean Drive # 2W  
 (954) 925-2551

## Recent Sales

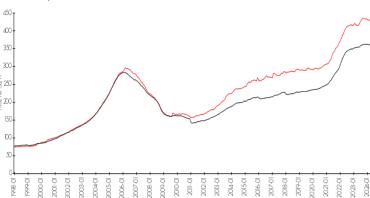
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| PHB    | 1,224 sq ft | Nov 2024     | \$559,000  | \$457 |
| 6K     | 1,218 sq ft | Oct 2024     | \$375,000  | \$308 |
| 4A     | 1,218 sq ft | Sep 2024     | \$252,000  | \$207 |
| 3I     | 832 sq ft   | Jun 2024     | \$260,000  | \$313 |
| 16K    | 1,218 sq ft | Jun 2024     | \$425,000  | \$349 |

## Market Information

Allington Towers vs Hollywood Beach



Hollywood Beach vs Broward



Allington Towers: \$251/sq. ft.  
 Hollywood Beach: \$422/sq. ft.

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

## Inventory for Sale

Allington Towers: 10%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Allington Towers: 105 days  
 Hollywood Beach: 86 days  
 Broward: 74 days

