

# Unit 708 - Trafalgar Towers 1

708 - 1400 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11681777  
 Status: Active  
 Size: 1,252 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View:  
 List Price: \$430,000  
 List PPSF: \$343  
 Valuated Price: \$420,000  
 Valuated PPSF: \$302

*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: 120  
 Number of active listings for rent: 1  
 Number of active listings for sale: 10  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Trafalgar Towers Association  
 1400 S Ocean Dr Apt 806, 33019-2307 Hollywood, FL  
 (954) 927-2400

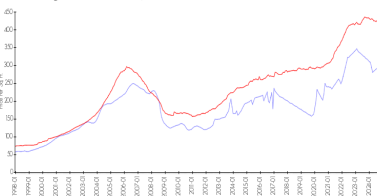
<http://www.facebook.com/pages/Trafalgar-Towers-Association/103356836398706>

## Recent Sales

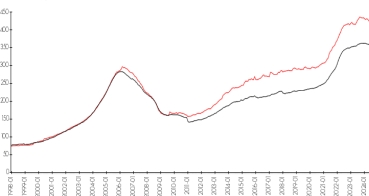
Unit #	Size	Closing Date	Sale Price	PPSF
301	904 sq ft	Jun 2024	\$315,000	\$348
1102	1,252 sq ft	Apr 2024	\$450,000	\$359
1208	1,252 sq ft	Apr 2024	\$390,000	\$312
905	864 sq ft	Feb 2024	\$300,000	\$347
1206	1,390 sq ft	Jan 2024	\$410,000	\$295

## Market Information

Trafalgar Towers 1 vs Hollywood Beach



Hollywood Beach vs Broward



Trafalgar Towers 1: \$295/sq. ft.  
 Hollywood Beach: \$422/sq. ft.

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

## Inventory for Sale

Trafalgar Towers 1: 8%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Trafalgar Towers 1  
Hollywood Beach  
Broward

67 days  
86 days  
74 days