

Unit TH-103 - Hollywood Station Condos

TH-103 - 140 Dixie Hwy, Hollywood Beach, FL, Broward 33020

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11691517 |
| Status: | Active |
| Size: | 1,500 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Covered Parking,Parking-Under Building,Valet Parking |
| View: | |
| List Price: | \$378,000 |
| List PPSF: | \$252 |
| Valuated Price: | \$380,000 |
| Valuated PPSF: | \$253 |

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

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|--|-----|
| Number of units: | 214 |
| Number of active listings for rent: | 13 |
| Number of active listings for sale: | 19 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

Hollywood Station Condo Association
954-921-3100

<http://www.hollywoodstationcondo.info/index-5.html>

Recent Sales

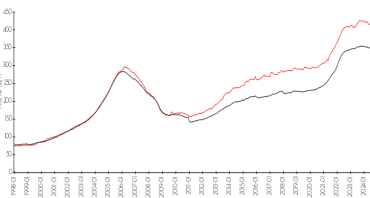
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 706 | 1,457 sq ft | Jan 2025 | \$335,000 | \$230 |
| 1008 | 1,035 sq ft | Nov 2024 | \$254,000 | \$245 |
| 702 | 810 sq ft | Oct 2024 | \$270,000 | \$333 |
| 1035 | 1,220 sq ft | Oct 2024 | \$320,000 | \$262 |
| 701 | 1,522 sq ft | Aug 2024 | \$385,000 | \$253 |
| 619 | 1,482 sq ft | Aug 2024 | \$369,000 | \$249 |
| 417 | 1,195 sq ft | Aug 2024 | \$325,000 | \$272 |

Market Information

Hollywood Station Condos vs Hollywood Beach



Hollywood Beach vs Broward



Hollywood Station Condos: \$255/sq. ft.
Hollywood Beach: \$402/sq. ft.

Hollywood Beach: \$402/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

| | |
|--------------------------|----|
| Hollywood Station Condos | 9% |
| Hollywood Beach | 7% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Hollywood Station Condos | 66 days |
| Hollywood Beach | 90 days |
| Broward | 78 days |