

# Unit 106 - Cambridge Towers

106 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11806926
Status:	Active
Size:	1,516 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$525,000
List PPSF:	\$346
Valuated Price:	\$452,000
Valuated PPSF:	\$298

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:	63
Number of active listings for rent:	1
Number of active listings for sale:	7
Building inventory for sale:	11%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

Cambridge Towers Inc  
 1601 S Ocean Drive Hollywood, FL33019  
 (954) 925-9308

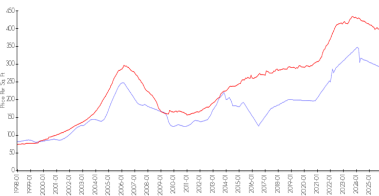
<https://>

## Recent Sales

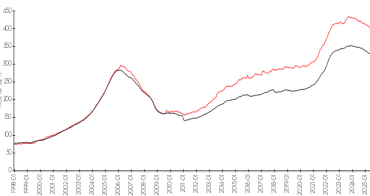
Unit #	Size	Closing Date	Sale Price	PPSF
601	1,444 sq ft	Dec 2025	\$250,000	\$173

## Market Information

Cambridge Towers vs Hollywood Beach



Hollywood Beach vs Broward



Cambridge Towers: \$292/sq. ft.  
 Hollywood Beach: \$396/sq. ft.

Hollywood Beach: \$396/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

Cambridge Towers	11%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Cambridge Towers	193 days
Hollywood Beach	102 days
Broward	88 days

