

# Unit 505 - Alexander

505 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11836274     |
| Status:         | Active        |
| Size:           | 1,370 Sq ft.  |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$380,000     |
| List PPSF:      | \$277         |
| Valuated Price: | \$442,000     |
| Valuated PPSF:  | \$323         |

*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:                         | 268 |
| Number of active listings for rent:      | 68  |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Alexander Towers Condo Association  
(954) 927-0808

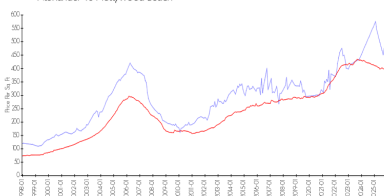
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## Recent Sales

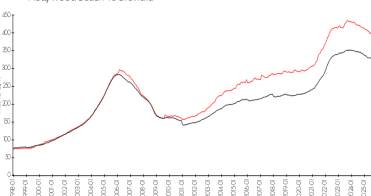
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 914    | 1,330 sq ft | Dec 2025     | \$617,000  | \$464 |
| 419    | 750 sq ft   | Oct 2025     | \$345,000  | \$460 |
| 1014   | 1,330 sq ft | Sep 2025     | \$615,000  | \$462 |
| 708    | 1,120 sq ft | May 2025     | \$400,000  | \$357 |
| 1203   | 1,010 sq ft | Mar 2025     | \$450,000  | \$446 |

## Market Information

Alexander vs Hollywood Beach



Hollywood Beach vs Broward



Alexander: \$380/sq. ft.  
Hollywood Beach: \$396/sq. ft.

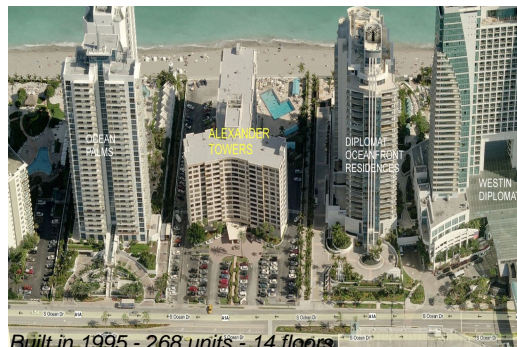
Hollywood Beach: \$396/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Alexander       | 7% |
| Hollywood Beach | 6% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|           |          |
|-----------|----------|
| Alexander | 316 days |
|-----------|----------|



Hollywood Beach  
Broward

102 days  
88 days