

# Unit 708 - Hollywood Station Condos

708 - 140 Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11839991                |
| Status:         | Active                   |
| Size:           | 1,035 Sq ft.             |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: | 1                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$265,000                |
| List PPSF:      | \$256                    |
| Valuated Price: | \$269,000                |
| Valuated PPSF:  | \$260                    |

*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:                         | 214 |
| Number of active listings for rent:      | 13  |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

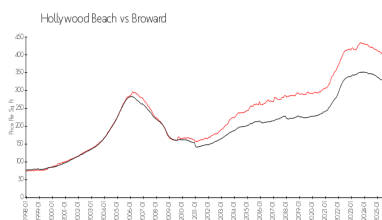
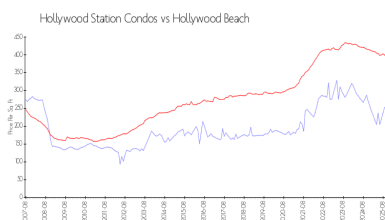
Hollywood Station Condo Association  
954-921-3100

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1037   | 1,522 sq ft | Sep 2025     | \$385,000  | \$253 |
| 612    | 1,205 sq ft | Jun 2025     | \$255,750  | \$212 |
| 713    | 1,200 sq ft | May 2025     | \$230,000  | \$192 |
| 722    | 810 sq ft   | May 2025     | \$225,000  | \$278 |
| 918    | 1,457 sq ft | Apr 2025     | \$280,000  | \$192 |

## Market Information

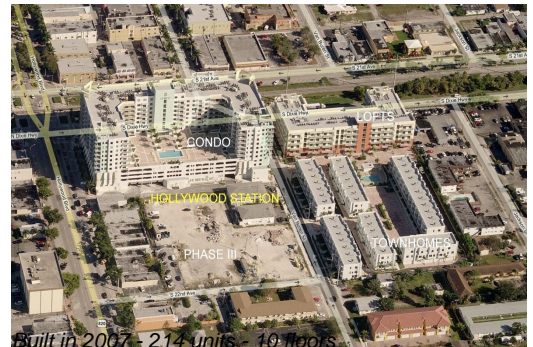


|                           |               |                  |               |
|---------------------------|---------------|------------------|---------------|
| Hollywood Station Condos: | \$248/sq. ft. | Hollywood Beach: | \$396/sq. ft. |
| Hollywood Beach:          | \$396/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Hollywood Station Condos | 7% |
| Hollywood Beach          | 6% |
| Broward                  | 4% |

## Avg. Time to Close Over Last 12 Months



|                          |          |
|--------------------------|----------|
| Hollywood Station Condos | 62 days  |
| Hollywood Beach          | 102 days |
| Broward                  | 88 days  |