

Unit 601 - Alexander

601 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number:	A11889337
Status:	Active
Size:	1,360 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$349
Valuated Price:	\$443,000
Valuated PPSF:	\$326

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

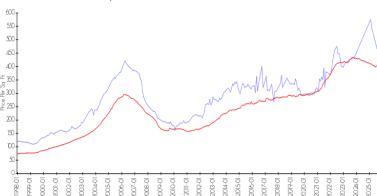
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Recent Sales

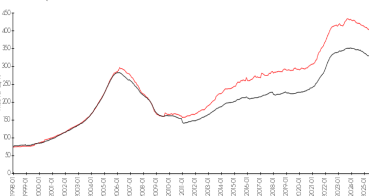
Unit #	Size	Closing Date	Sale Price	PPSF
914	1,330 sq ft	Dec 2025	\$617,000	\$464
419	750 sq ft	Oct 2025	\$345,000	\$460
1014	1,330 sq ft	Sep 2025	\$615,000	\$462
708	1,120 sq ft	May 2025	\$400,000	\$357
1203	1,010 sq ft	Mar 2025	\$450,000	\$446

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
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Hollywood Beach
Broward

102 days
88 days