

# Unit PH6 - Wave

PH6 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11911906
Status:	Active
Size:	590 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Other Parking,Valet Parking
View:	
List Price:	\$285,000
List PPSF:	\$483
Valuated Price:	\$268,000
Valuated PPSF:	\$454

*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:	551
Number of active listings for rent:	49
Number of active listings for sale:	30
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

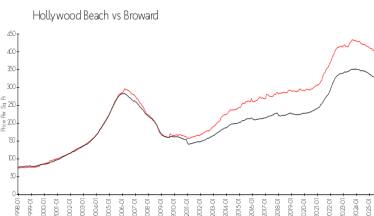
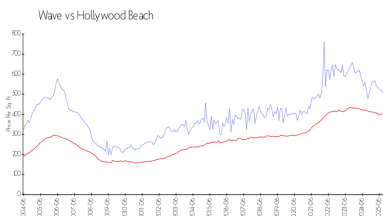
The Wave Condominium  
(954) 929-8090

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
914	745 sq ft	Dec 2025	\$430,000	\$577
1024	482 sq ft	Sep 2025	\$354,000	\$734
1218	745 sq ft	Aug 2025	\$410,000	\$550
1403	590 sq ft	Aug 2025	\$252,000	\$427
815	745 sq ft	Apr 2025	\$437,000	\$587
1102	835 sq ft	Apr 2025	\$370,000	\$443
923	835 sq ft	Apr 2025	\$510,000	\$611

## Market Information

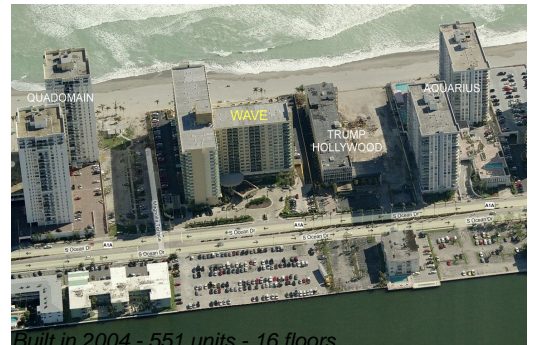


Wave:	\$471/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Wave	5%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Built in 2004 - 551 units - 16 floors

Wave  
Hollywood Beach  
Broward

92 days  
102 days  
88 days