

# Unit 315 Van Buren St # 107B - Winwood Seas

315 Van Buren St # 107B - 301 Van Buren St, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11919646  |
| Status:         | Active     |
| Size:           | 398 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$315,000  |
| List PPSF:      | \$791      |
| Valuated Price: | \$208,000  |
| Valuated PPSF:  | \$523      |

*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:                         | 40  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

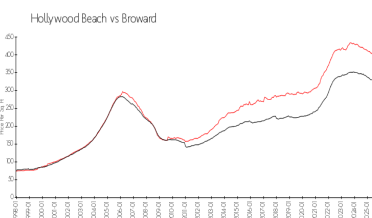
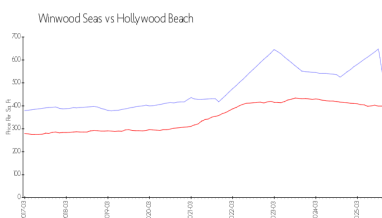
Windwood Seas Condominium Association Inc  
315 Van Buren St, Apt 106b  
Hollywood, FL 33019-1725

<https://windwoodseas.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 102B   | 381 sq ft | Sep 2025     | \$273,000  | \$717 |
| 103    | 398 sq ft | Feb 2025     | \$285,000  | \$716 |

## Market Information



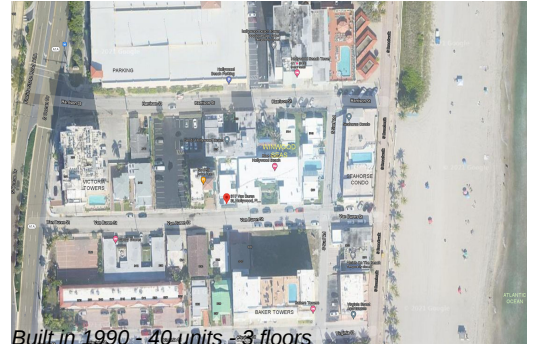
|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Winwood Seas:    | \$472/sq. ft. | Hollywood Beach: | \$396/sq. ft. |
| Hollywood Beach: | \$396/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Winwood Seas    | 10% |
| Hollywood Beach | 6%  |
| Broward         | 4%  |

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Winwood Seas    | 107 days |
| Hollywood Beach | 102 days |



Broward

88 days