

# Unit 301 - Stratford Towers

301 - 1401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11939155  
 Status: Active Under Contract  
 Size: 1,465 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$389,000  
 List PPSF: \$266  
 Valuated Price: \$385,000  
 Valuated PPSF: \$263

*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.*

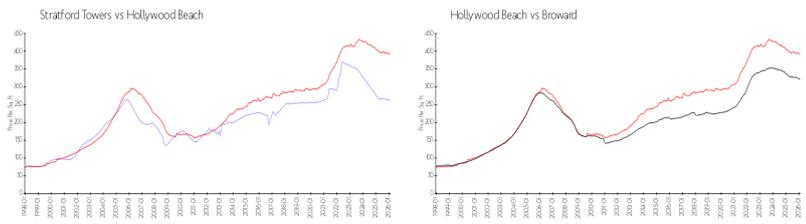
## Building Information

Number of units: 57  
 Number of active listings for rent: 1  
 Number of active listings for sale: 4  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH3	1,370 sq ft	Dec 2025	\$482,000	\$352
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501	1,465 sq ft	Aug 2025	\$400,000	\$273
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902	1,242 sq ft	Jul 2025	\$320,000	\$258

## Market Information



Stratford Towers: \$262/sq. ft.      Hollywood Beach: \$392/sq. ft.  
 Hollywood Beach: \$392/sq. ft.      Broward: \$306/sq. ft.

## Inventory for Sale

Stratford Towers: 7%  
 Hollywood Beach: 6%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months

Stratford Towers: 225 days  
 Hollywood Beach: 102 days  
 Broward: 89 days

