

# Unit 504 - Cambridge Towers

504 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11942633
Status:	Active
Size:	1,386 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$389,000
List PPSF:	\$281
Valuated Price:	\$357,000
Valuated PPSF:	\$258

*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:	63
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	7%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

Cambridge Towers Inc  
 1601 S Ocean Drive Hollywood, FL33019  
 (954) 925-9308

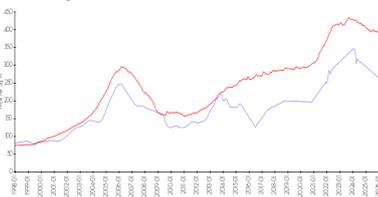
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## Recent Sales

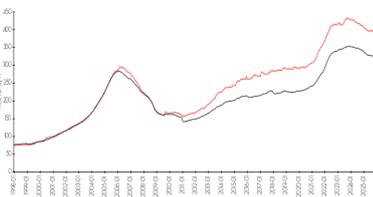
Unit #	Size	Closing Date	Sale Price	PPSF
601	1,444 sq ft	Dec 2025	\$250,000	\$173
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## Market Information

Cambridge Towers vs Hollywood Beach



Hollywood Beach vs Broward



Cambridge Towers: \$263/sq. ft.  
 Hollywood Beach: \$392/sq. ft.

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

## Inventory for Sale

Cambridge Towers	8%
Hollywood Beach	6%
Broward	6%

## Avg. Time to Close Over Last 12 Months

Cambridge Towers	193 days
Hollywood Beach	102 days
Broward	89 days

