

# Unit N407 - Costa Hollywood

N407 - 777 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | F10353663  |
| Status:         | Active     |
| Size:           | 747 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           | Ocean View |
| List Price:     | \$649,000  |
| List PPSF:      | \$869      |
| Valuated Price: | \$486,000  |
| Valuated PPSF:  | \$651      |

*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:                         | 307 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 47  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 5   |

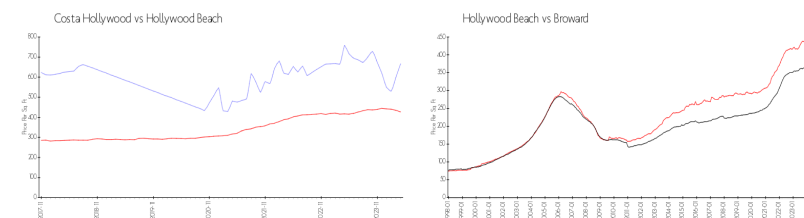
## Building Association Information

Costa Hollywood Beach Resort  
Address: 777 N Ocean Dr,  
Hollywood, FL 33019  
Phone: +1 954-613-3700

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| N524   | 362 sq ft | Apr 2024     | \$270,000  | \$746 |
| N307   | 754 sq ft | Apr 2024     | \$382,000  | \$507 |
| S330   | 366 sq ft | Apr 2024     | \$273,000  | \$746 |
| N514   | 835 sq ft | Apr 2024     | \$502,000  | \$601 |
| N401   | 646 sq ft | Feb 2024     | \$335,000  | \$519 |

## Market Information



Costa Hollywood: \$666/sq. ft.  
Hollywood Beach: \$427/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Costa Hollywood | 15% |
| Hollywood Beach | 5%  |
| Broward         | 3%  |



**Avg. Time to Close Over Last 12 Months**

|                 |          |
|-----------------|----------|
| Costa Hollywood | 179 days |
| Hollywood Beach | 85 days  |
| Broward         | 66 days  |