

# Unit 106 - Wellington Towers

106 - 1701 S Ocean Dr, Hollywood Beach, FL, Broward 13019

## Unit Information

MLS Number:	F10377463
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Pool Area View
List Price:	\$424,900
List PPSF:	\$291
Valuated Price:	\$431,000
Valuated PPSF:	\$295

*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:	0
Number of active listings for sale:	8
Building inventory for sale:	14%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

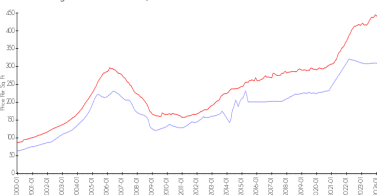
The Wellington Towers Inc  
1701 S Ocean Dr, Hollywood, FL 33019  
(954) 404-7120

## Recent Sales

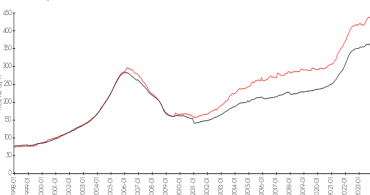
Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,320 sq ft	Dec 2023	\$500,000	\$379
702	1,520 sq ft	Aug 2023	\$470,000	\$309
901	1,520 sq ft	May 2023	\$525,000	\$345
105	960 sq ft	May 2023	\$250,000	\$260

## Market Information

Wellington Towers vs Hollywood Beach



Hollywood Beach vs Broward



Wellington Towers: \$310/sq. ft.  
Hollywood Beach: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.  
Broward: \$349/sq. ft.

## Inventory for Sale

Wellington Towers	14%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Built in 1970 - 57 units - 10 floors

Wellington Towers	84 days
Hollywood Beach	85 days
Broward	67 days