

Unit 1702 - Trafalgar Towers 2

1702 - 1410 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|------------------------------|
| MLS Number: | F10382319 |
| Status: | Active |
| Size: | 1,094 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View,Ocean View |
| List Price: | \$475,900 |
| List PPSF: | \$435 |
| Valuated Price: | \$403,000 |
| Valuated PPSF: | \$290 |

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: | 120 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

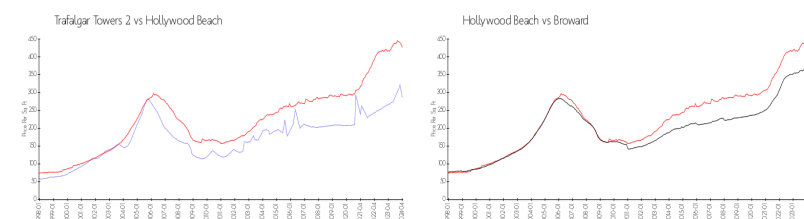
Trafalgar Towers Association
1400 S Ocean Dr Apt 806, 33019-2307 Hollywood, FL
(954) 927-2400

<http://www.facebook.com/pages/Trafalgar-Towers-Association/103356836398706>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 601 | 1,041 sq ft | Mar 2024 | \$330,000 | \$317 |
| 1201 | 1,041 sq ft | Feb 2024 | \$377,000 | \$362 |
| 604 | 1,288 sq ft | Feb 2024 | \$450,000 | \$349 |
| 1403 | 874 sq ft | Aug 2023 | \$272,500 | \$312 |
| 1208 | 1,390 sq ft | May 2023 | \$350,000 | \$252 |

Market Information



| | | | |
|---------------------|---------------|------------------|---------------|
| Trafalgar Towers 2: | \$286/sq. ft. | Hollywood Beach: | \$427/sq. ft. |
| Hollywood Beach: | \$427/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

| | |
|--------------------|----|
| Trafalgar Towers 2 | 5% |
| Hollywood Beach | 6% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------------|---------|
| Trafalgar Towers 2 | 63 days |
| Hollywood Beach | 85 days |
| Broward | 67 days |