

# Unit 301 - Trafalgar Towers 1

301 - 1400 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10417629
Status:	Active
Size:	904 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$347,500
List PPSF:	\$384
Valuated Price:	\$251,000
Valuated PPSF:	\$278

*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:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

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

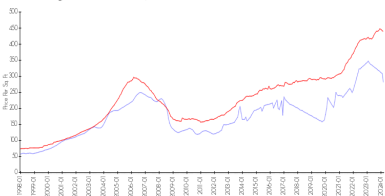
<http://www.facebook.com/pages/Trafalgar-Towers-Association/103356836398706>

## Recent Sales

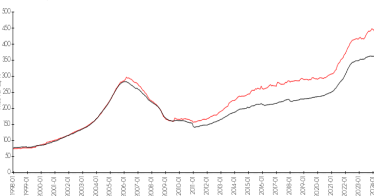
Unit #	Size	Closing Date	Sale Price	PPSF
1102	1,252 sq ft	Apr 2024	\$450,000	\$359
1208	1,252 sq ft	Apr 2024	\$390,000	\$312
905	864 sq ft	Feb 2024	\$300,000	\$347
1206	1,390 sq ft	Jan 2024	\$410,000	\$295
308	1,390 sq ft	Nov 2023	\$397,000	\$286

## Market Information

Trafalgar Towers 1 vs Hollywood Beach



Hollywood Beach vs Broward



Trafalgar Towers 1: \$282/sq. ft.  
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Trafalgar Towers 1	8%
Hollywood Beach	5%
Broward	3%



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

Trafalgar Towers 1	76 days
Hollywood Beach	84 days
Broward	66 days