

# Unit S202 - Waterway @ Hollywood Beach (North & South)

S202 - 2200 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	F10440581
Status:	Active
Size:	738 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Garden View
List Price:	\$275,000
List PPSF:	\$373
Valuated Price:	\$241,000
Valuated PPSF:	\$327

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:	100
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	21%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

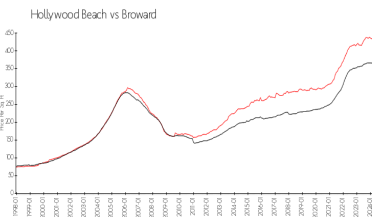
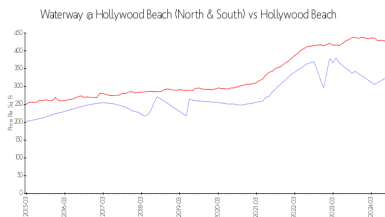
The Waterway at Hollywood Beach  
 Affinity Management Services  
 2600 and 2200 S. Ocean Avenue  
 ?Hollywood, FL 33019-2753  
 ?Tel. (954) 800-8109

<http://www.thewaterwayhollywood.com/>

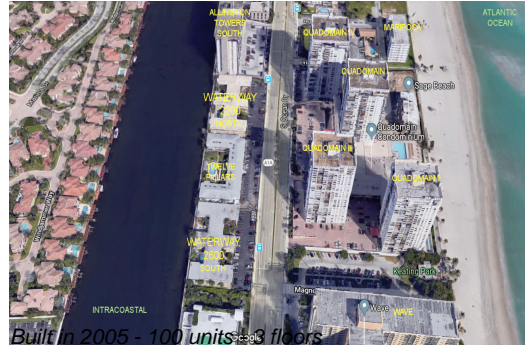
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N107	752 sq ft	Apr 2024	\$227,500	\$303
S106	750 sq ft	Jan 2024	\$275,000	\$367
S112	750 sq ft	Oct 2023	\$255,000	\$340
S109	1,093 sq ft	Sep 2023	\$365,000	\$334

## Market Information



Waterway @ Hollywood Beach (North & South):	\$326/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$346/sq. ft.



## Inventory for Sale

Waterway @ Hollywood Beach (North & South)	21%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Waterway @ Hollywood Beach (North & South)	72 days
Hollywood Beach	88 days
Broward	72 days