

# Unit 616 - Wave

616 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10449450  
 Status: Active  
 Size: 835 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View: Ocean View  
 List Price: \$469,900  
 List PPSF: \$563  
 Valuated Price: \$513,000  
 Valuated PPSF: \$614

*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: 551  
 Number of active listings for rent: 49  
 Number of active listings for sale: 16  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

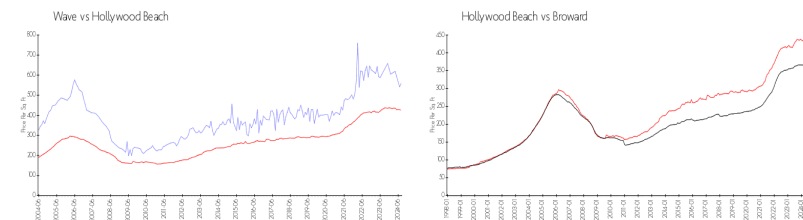
## Building Association Information

The Wave Condominium  
 (954) 929-8090

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH35	1,198 sq ft	Aug 2024	\$587,000	\$490
927	590 sq ft	Jul 2024	\$300,000	\$508
1223	835 sq ft	Jul 2024	\$555,000	\$665
410	1,198 sq ft	Jul 2024	\$625,000	\$522
831	745 sq ft	Apr 2024	\$395,000	\$530
1530	835 sq ft	Apr 2024	\$505,000	\$605
715	745 sq ft	Apr 2024	\$460,000	\$617

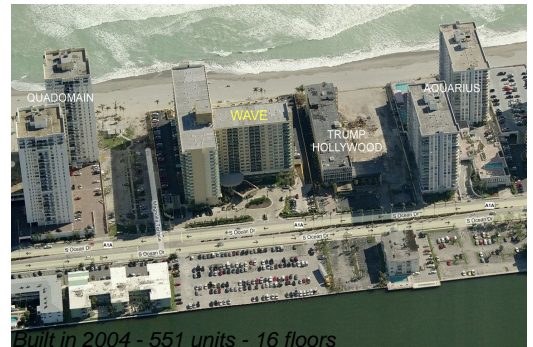
## Market Information



Wave: \$559/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Wave: 3%  
 Hollywood Beach: 6%  
 Broward: 4%



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

Wave	69 days
Hollywood Beach	88 days
Broward	72 days