

# Unit 540 S Park Rd # 36-9 - Hollywood Parc (1-12)

540 S Park Rd # 36-9 - 510-650 S Park Rd, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: F10453577  
 Status: Active  
 Size: 841 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Tennis Court View  
 List Price: \$239,970  
 List PPSF: \$285  
 Valued Price: \$227,000  
 Valued PPSF: \$270

*The above valued 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: 272  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

## Building Association Information

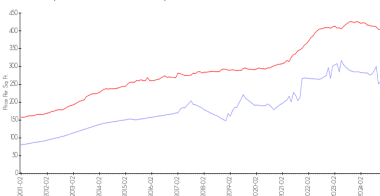
Hollywood Parc  
 Condominium Association, Inc  
 500 South Park Road  
 Hollywood, FL 33021  
 Phone: (954) 964-7921  
 (954) 985-4080

## Recent Sales

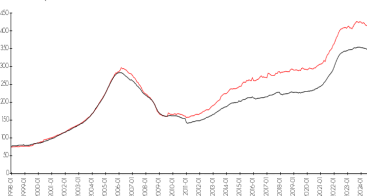
Unit #	Size	Closing Date	Sale Price	PPSF
23-3	650 sq ft	Dec 2024	\$205,000	\$315
12-11	1,060 sq ft	Oct 2024	\$292,500	\$276
22-6	1,236 sq ft	Oct 2024	\$295,000	\$239
23-5	1,060 sq ft	Oct 2024	\$255,000	\$241
211-3	650 sq ft	Sep 2024	\$195,000	\$300

## Market Information

Hollywood Parc (1-12) vs Hollywood Beach



Hollywood Beach vs Broward



Hollywood Parc (1-12): \$266/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Hollywood Beach: \$402/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Hollywood Parc (1-12): 3%  
 Hollywood Beach: 7%  
 Broward: 5%



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

Hollywood Parc (1-12)	73 days
Hollywood Beach	91 days
Broward	78 days