

# Unit S523 - Costa Hollywood

S523 - 777 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | RX-10954989               |
| Status:         | Active                    |
| Size:           | 1,035 Sq ft.              |
| Bedrooms:       | 2                         |
| Full Bathrooms: | 1                         |
| Half Bathrooms: | 0                         |
| Parking Spaces: | Covered,Garage - Building |
| View:           | Ocean                     |
| List Price:     | \$675,000                 |
| List PPSF:      | \$652                     |
| Valuated Price: | \$624,000                 |
| Valuated PPSF:  | \$658                     |

*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:                         | 307 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 47  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

Costa Hollywood Beach Resort  
Address: 777 N Ocean Dr,  
Hollywood, FL 33019  
Phone: +1 954-613-3700

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| N524   | 362 sq ft | Apr 2024     | \$270,000  | \$746 |
| N307   | 754 sq ft | Apr 2024     | \$382,000  | \$507 |
| S330   | 366 sq ft | Apr 2024     | \$273,000  | \$746 |
| N514   | 835 sq ft | Apr 2024     | \$502,000  | \$601 |
| N401   | 646 sq ft | Feb 2024     | \$335,000  | \$519 |

## Market Information

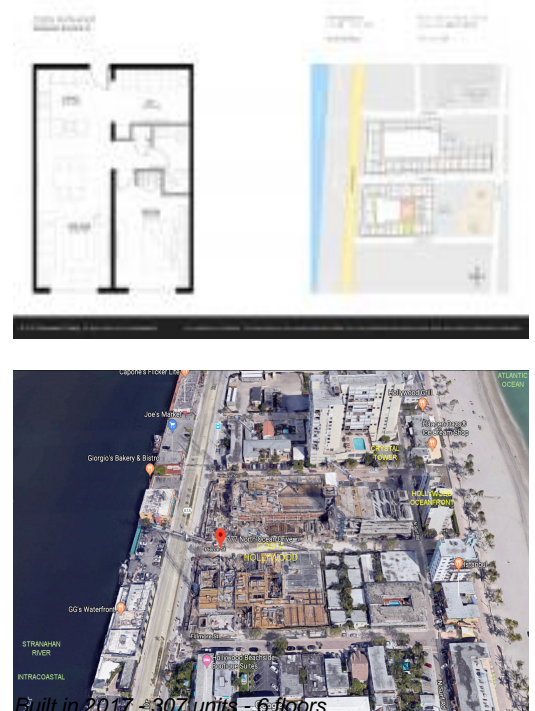


Costa Hollywood: \$666/sq. ft.  
Hollywood Beach: \$427/sq. ft.

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Broward: \$348/sq. ft.

## Inventory for Sale

|                 |     |
|-----------------|-----|
| Costa Hollywood | 15% |
| Hollywood Beach | 5%  |
| Broward         | 3%  |



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

|                 |          |
|-----------------|----------|
| Costa Hollywood | 179 days |
| Hollywood Beach | 85 days  |
| Broward         | 67 days  |