

# Unit 703 - Wellington Towers

703 - 1701 S Ocean Dr, Hollywood Beach, FL, Broward 13019

## Unit Information

MLS Number:	RX-10971341
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Open, Vehicle Restrictions
View:	Intracoastal, Ocean
List Price:	\$595,000
List PPSF:	\$413
Valuated Price:	\$473,000
Valuated PPSF:	\$328

*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:	57
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	12%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

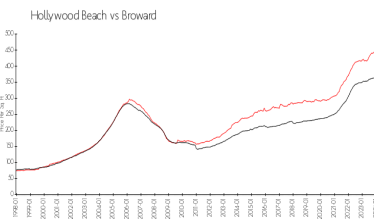
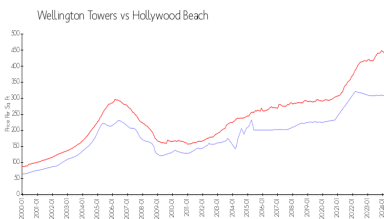
## Building Association Information

The Wellington Towers Inc  
 1701 S Ocean Dr, Hollywood, FL 33019  
 (954) 404-7120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,320 sq ft	Dec 2023	\$500,000	\$379
702	1,520 sq ft	Aug 2023	\$470,000	\$309
901	1,520 sq ft	May 2023	\$525,000	\$345
105	960 sq ft	May 2023	\$250,000	\$260

## Market Information

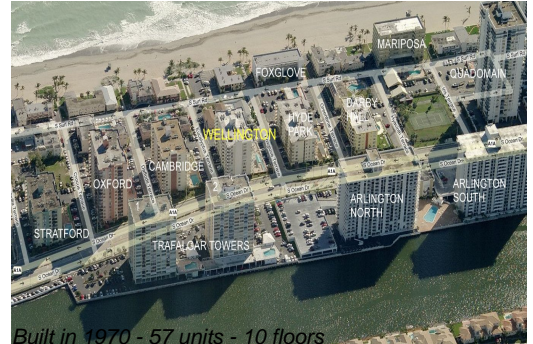


Wellington Towers:	\$310/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Wellington Towers	12%
Hollywood Beach	5%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Wellington Towers  
Hollywood Beach  
Broward

73 days  
84 days  
66 days