

Unit 816 - Alexander

816 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

MLS Number: A11412344
 Status: Active
 Size: 1,100 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$579,000
 List PPSF: \$526
 Valuated Price: \$549,000
 Valuated PPSF: \$499

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: 268
 Number of active listings for rent: 68
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

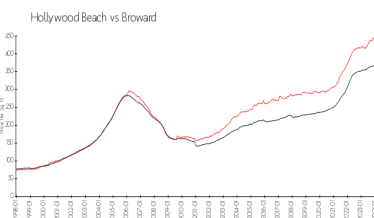
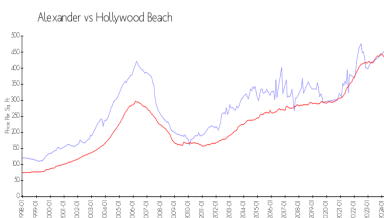
Building Association Information

Alexander Towers Condo Association
 (954) 927-0808

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,360 sq ft	Mar 2024	\$445,000	\$327
203	1,010 sq ft	Dec 2023	\$250,000	\$248
210	1,100 sq ft	Oct 2023	\$390,000	\$355
411	790 sq ft	Oct 2023	\$375,000	\$475
101	510 sq ft	Aug 2023	\$275,000	\$539

Market Information



Alexander: \$457/sq. ft. Hollywood Beach: \$426/sq. ft.
 Hollywood Beach: \$426/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Alexander: 2%
 Hollywood Beach: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Alexander
Hollywood Beach
Broward

93 days
86 days
67 days