

# Unit 804 - Trafalgar Towers 2

804 - 1410 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11454414  
 Status: Active  
 Size: 1,288 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$459,000  
 List PPSF: \$356  
 Valuated Price: \$370,000  
 Valuated PPSF: \$266

*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: 120  
 Number of active listings for rent: 1  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

Trafalgar Towers Association  
 1400 S Ocean Dr Apt 806, 33019-2307 Hollywood, FL  
 (954) 927-2400

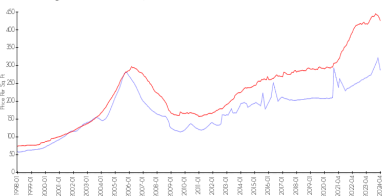
<http://www.facebook.com/pages/Trafalgar-Towers-Association/103356836398706>

## Recent Sales

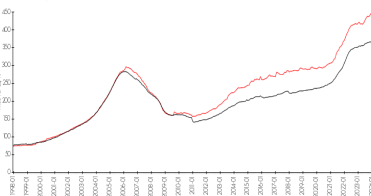
Unit #	Size	Closing Date	Sale Price	PPSF
601	1,041 sq ft	Mar 2024	\$330,000	\$317
1201	1,041 sq ft	Feb 2024	\$377,000	\$362
604	1,288 sq ft	Feb 2024	\$450,000	\$349
1403	874 sq ft	Aug 2023	\$272,500	\$312
1208	1,390 sq ft	May 2023	\$350,000	\$252

## Market Information

Trafalgar Towers 2 vs Hollywood Beach



Hollywood Beach vs Broward



Trafalgar Towers 2: \$287/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

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

## Inventory for Sale

Trafalgar Towers 2: 5%  
 Hollywood Beach: 5%  
 Broward: 4%



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

Trafalgar Towers 2	63 days
Hollywood Beach	86 days
Broward	67 days