

# Unit 702 - Hollywood Station Condos

702 - 140 Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

MLS Number: A11477004  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Other Parking  
 View:  
 List Price: \$310,000  
 List PPSF: \$383  
 Valuated Price: \$241,000  
 Valuated PPSF: \$298

*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: 214  
 Number of active listings for rent: 13  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

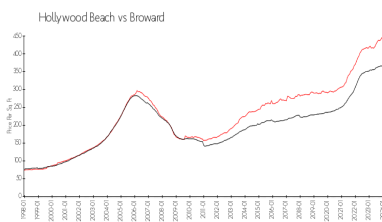
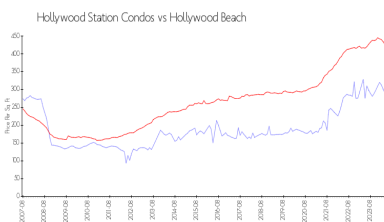
Hollywood Station Condo Association  
 954-921-3100

<http://www.hollywoodstationcondo.info/index-5.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
437	1,522 sq ft	Apr 2024	\$415,000	\$273
416	1,035 sq ft	Feb 2024	\$320,000	\$309
927	1,115 sq ft	Jan 2024	\$370,000	\$332
707	1,189 sq ft	Oct 2023	\$310,000	\$261
721	1,195 sq ft	Oct 2023	\$330,000	\$276
1014	1,220 sq ft	Oct 2023	\$335,000	\$275
921	1,195 sq ft	Oct 2023	\$337,500	\$282
401	1,522 sq ft	Oct 2023	\$415,000	\$273

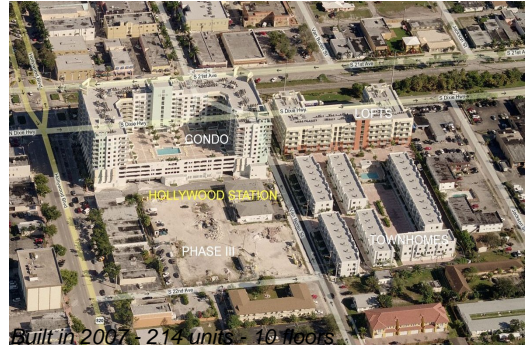
## Market Information



Hollywood Station Condos: \$290/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale



Hollywood Station Condos	5%
Hollywood Beach	5%
Broward	4%

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

Hollywood Station Condos	62 days
Hollywood Beach	86 days
Broward	67 days