

# Unit 1102 - Wave

1102 - 2501 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11515639  
 Status: Active  
 Size: 835 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$454,000  
 List PPSF: \$544  
 Valuated Price: \$384,000  
 Valuated PPSF: \$460

*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: 551  
 Number of active listings for rent: 49  
 Number of active listings for sale: 22  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

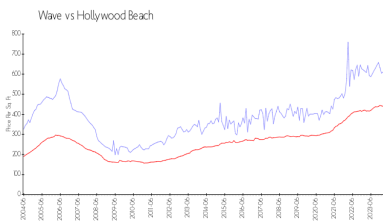
## Building Association Information

The Wave Condominium  
 (954) 929-8090

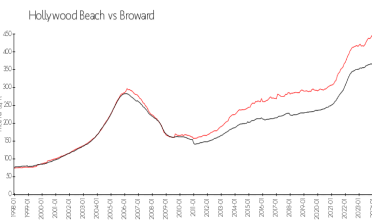
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
831	745 sq ft	Apr 2024	\$395,000	\$530
1530	835 sq ft	Apr 2024	\$505,000	\$605
715	745 sq ft	Apr 2024	\$460,000	\$617
1107	835 sq ft	Jan 2024	\$459,000	\$550
812	482 sq ft	Nov 2023	\$445,000	\$923

## Market Information



Wave: \$619/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

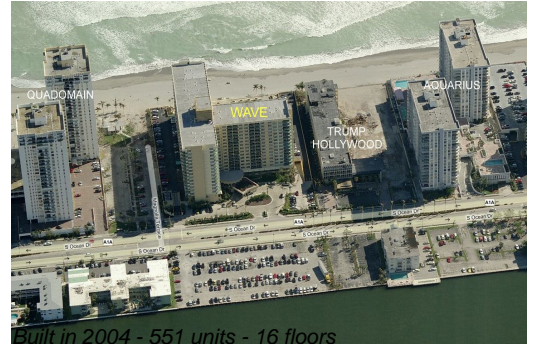


Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Wave: 4%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Wave  
Hollywood Beach  
Broward

56 days  
86 days  
67 days