

# Unit 313 - Lofts at Hollywood Station

313 - 100 S Dixie Hwy, Hollywood Beach, FL, Broward 33020

## Unit Information

MLS Number: A11521673  
 Status: Active  
 Size: 738 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$290,000  
 List PPSF: \$393  
 Valuated Price: \$225,000  
 Valuated PPSF: \$321

*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: 93  
 Number of active listings for rent: 4  
 Number of active listings for sale: 7  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

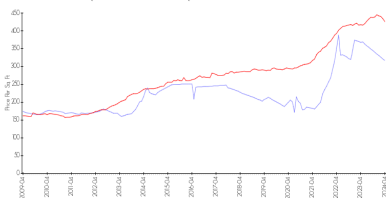
Hollywood Station Condo Assoc  
 (954) 921-3100

## Recent Sales

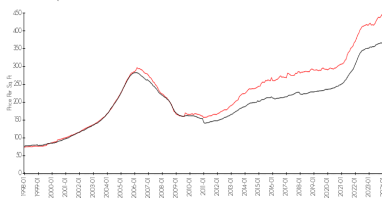
Unit #	Size	Closing Date	Sale Price	PPSF
402	1,062 sq ft	Feb 2024	\$335,000	\$315
515	738 sq ft	Jun 2023	\$285,000	\$386
208	1,014 sq ft	May 2023	\$372,000	\$367

## Market Information

Lofts at Hollywood Station vs Hollywood Beach



Hollywood Beach vs Broward

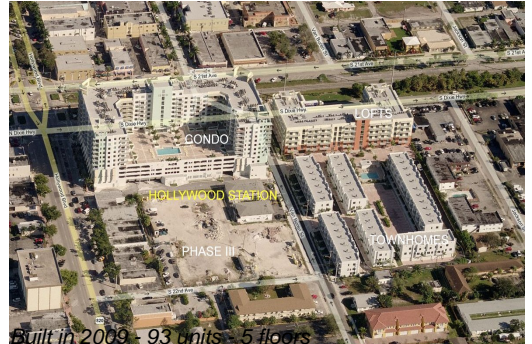


Lofts at Hollywood Station: \$317/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Lofts at Hollywood Station: 8%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Lofts at Hollywood Station  
Hollywood Beach  
Broward

69 days  
86 days  
67 days