

# Unit 412 - Alexander

412 - 3505 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11543027
Status:	Active
Size:	1,340 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Open Space Parking
View:	
List Price:	\$650,000
List PPSF:	\$485
Valuated Price:	\$643,000
Valuated PPSF:	\$480

*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

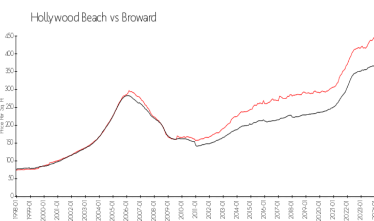
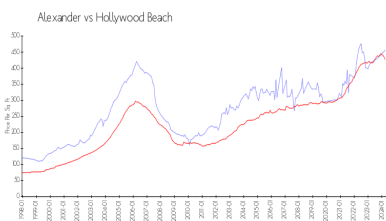
## Building Association Information

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