

# Unit 501 - Cambridge Towers

501 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11550247
Status:	Active
Size:	1,444 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$459,900
List PPSF:	\$318
Valuated Price:	\$423,000
Valuated PPSF:	\$293

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:	63
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

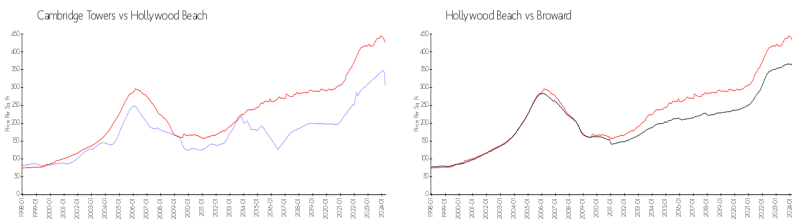
## Building Association Information

Cambridge Towers Inc  
 1601 S Ocean Drive Hollywood, FL33019  
 (954) 925-9308

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	1,444 sq ft	May 2024	\$450,000	\$312
205	1,386 sq ft	Apr 2024	\$280,000	\$202
702	1,386 sq ft	Mar 2024	\$405,000	\$292
502	1,268 sq ft	Feb 2024	\$330,000	\$260

## Market Information



Cambridge Towers:	\$305/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Cambridge Towers	5%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Cambridge Towers  
Hollywood Beach  
Broward

44 days  
86 days  
67 days