

# Unit 602 - Wellington Towers

602 - 1701 S Ocean Dr, Hollywood Beach, FL, Broward 13019

## Unit Information

MLS Number: F10421524  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Intracoastal View, Ocean View  
 List Price: \$449,000  
 List PPSF: \$340  
 Valuated Price: \$435,000  
 Valuated PPSF: \$330

*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: 57  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

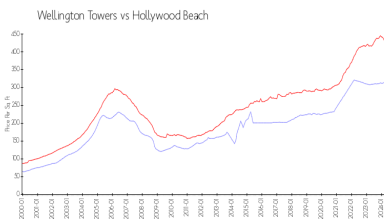
## Building Association Information

The Wellington Towers Inc  
 1701 S Ocean Dr, Hollywood, FL 33019  
 (954) 404-7120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,320 sq ft	Dec 2023	\$500,000	\$379
702	1,520 sq ft	Aug 2023	\$470,000	\$309
901	1,520 sq ft	May 2023	\$525,000	\$345
105	960 sq ft	May 2023	\$250,000	\$260

## Market Information

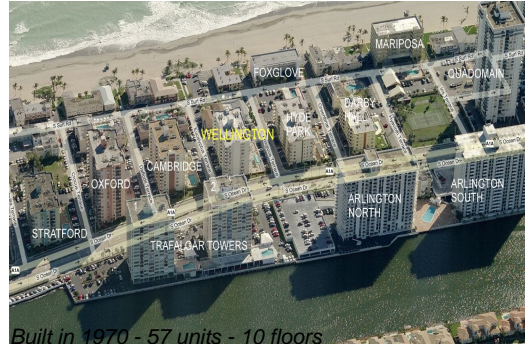


Wellington Towers: \$314/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Wellington Towers 14%  
 Hollywood Beach 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



Wellington Towers  
Hollywood Beach  
Broward

84 days  
86 days  
67 days