

# Unit 305 - Stratford Towers

305 - 1401 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10421775  
 Status: Active  
 Size: 1,370 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Intracoastal View, Ocean View  
 List Price: \$475,000  
 List PPSF: \$347  
 Valuated Price: \$420,000  
 Valuated PPSF: \$307

*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

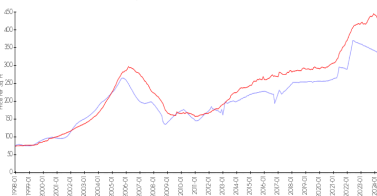
Number of units: 57  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

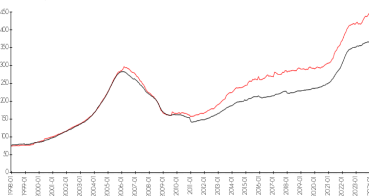
Unit #	Size	Closing Date	Sale Price	PPSF
703		Aug 2023	\$499,847	

## Market Information

Stratford Towers vs Hollywood Beach



Hollywood Beach vs Broward



Stratford Towers:	\$336/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Stratford Towers	9%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Stratford Towers	140 days
Hollywood Beach	86 days
Broward	67 days

