

Unit K-12 - Allington Tower North

K-12 - 1500 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|---|
| MLS Number: | F10424528 |
| Status: | Active |
| Size: | 1,500 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Intracoastal View,Ocean View,Pool Area View |
| List Price: | \$525,000 |
| List PPSF: | \$350 |
| Valuated Price: | \$482,000 |
| 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

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|--|-----|
| Number of units: | 180 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 23 |
| Building inventory for sale: | 12% |
| Number of sales over the last 12 months: | 16 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

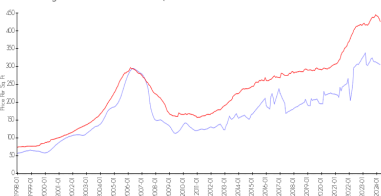
Allington Tower North
 1500 South Ocean Drive Hollywood 33019?
 (954) 922-9660

Recent Sales

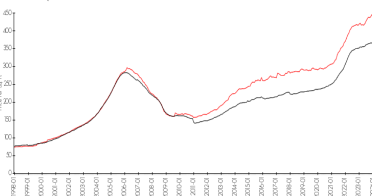
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 7F | 1,287 sq ft | Apr 2024 | \$570,000 | \$443 |
| 15G | 1,287 sq ft | Jan 2024 | \$575,000 | \$447 |
| 2j | 1,254 sq ft | Nov 2023 | \$322,000 | \$257 |
| 5A | 1,287 sq ft | Nov 2023 | \$460,000 | \$357 |
| 10H | 1,254 sq ft | Sep 2023 | \$470,000 | \$375 |

Market Information

Allington Tower North vs Hollywood Beach



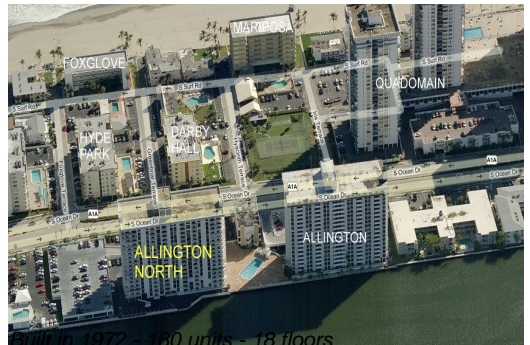
Hollywood Beach vs Broward



| | | | |
|------------------------|---------------|------------------|---------------|
| Allington Tower North: | \$305/sq. ft. | Hollywood Beach: | \$426/sq. ft. |
| Hollywood Beach: | \$426/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------------|-----|
| Allington Tower North | 13% |
| Hollywood Beach | 5% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Allington Tower North | 93 days |
| Hollywood Beach | 86 days |
| Broward | 67 days |