

# Unit G-6 - Allington Tower North

G-6 - 1500 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11572084   |
| Status:         | Active  |
| Size:           | 1,287 Sq ft.                                      |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: |   |
| Parking Spaces: | 1 Space,Additional Spaces Available,Guest Parking |
| View:           |   |
| List Price:     | \$599,000   |
| List PPSF:      | \$465   |
| Valuated Price: | \$453,000   |
| Valuated PPSF:  | \$266   |

*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:                         | 180 |
| Number of active listings for rent:      | 2   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 13% |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

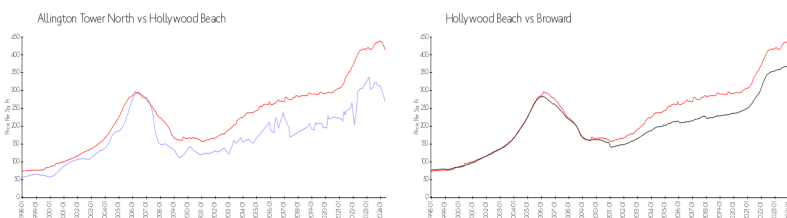
## Building Association Information

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 |

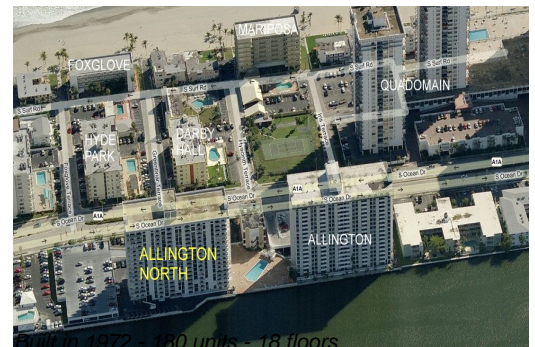
## Market Information



|                        |               |                  |               |
|------------------------|---------------|------------------|---------------|
| Allington Tower North: | \$268/sq. ft. | Hollywood Beach: | \$413/sq. ft. |
| Hollywood Beach:       | \$413/sq. ft. | Broward:         | \$350/sq. ft. |

## Inventory for Sale

|                       |     |
|-----------------------|-----|
| Allington Tower North | 13% |
| Hollywood Beach       | 5%  |
| Broward               | 3%  |



### **Avg. Time to Close Over Last 12 Months**

|                       |         |
|-----------------------|---------|
| Allington Tower North | 93 days |
| Hollywood Beach       | 87 days |
| Broward               | 68 days |