

# Unit 1101 - Cambridge Towers

1101 - 1601 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: F10435127  
 Status: Active  
 Size: 1,444 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: \$311  
 Valuated Price: \$449,000  
 Valuated PPSF: \$311

*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

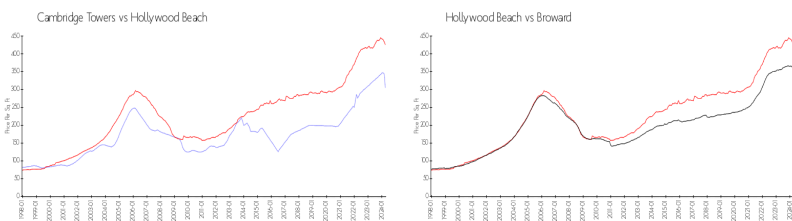
## Building Association Information

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