

# Unit 606 - Hyde Park

606 - 1801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number: A11561951  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$464,999  
 List PPSF: \$372  
 Valuated Price: \$446,000  
 Valuated PPSF: \$357

*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: 51  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 21%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

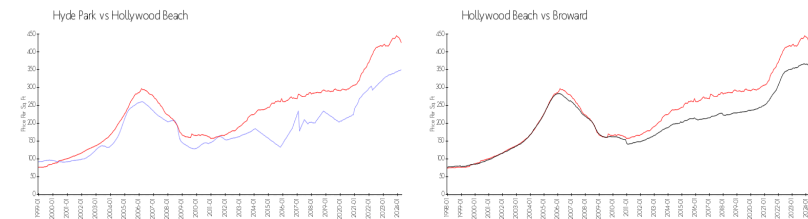
## Building Association Information

Hyde Park hollywood condominium owners association

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	900 sq ft	Mar 2024	\$310,000	\$344
205	1,250 sq ft	Feb 2024	\$457,500	\$366
408	1,340 sq ft	Jan 2024	\$475,000	\$354
605	1,250 sq ft	Jun 2023	\$460,000	\$368

## Market Information



Hyde Park: \$350/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Hyde Park: 22%  
 Hollywood Beach: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hyde Park: 52 days



Hollywood Beach  
Broward

86 days  
67 days