

Unit 715 - Hillcrest Country Club 22

715 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021



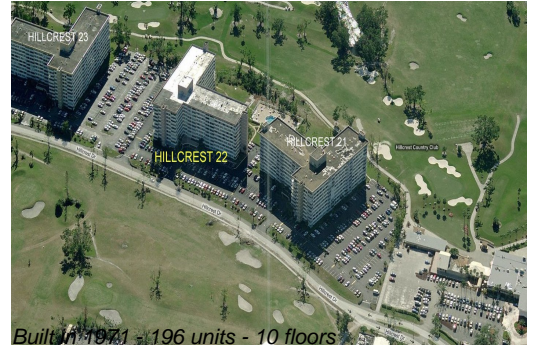
Unit Information

MLS Number: A11525921
 Status: Active
 Size: 1,132 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$225,000
 List PPSF: \$199
 Valuated Price: \$247,000
 Valuated PPSF: \$203

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: 196
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1



Building Association Information

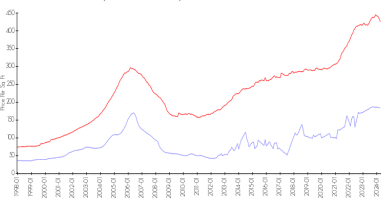
Hillcrest East #22, Inc.
 4350 Hillcrest Drive #104, Hollywood, FL 33021
 (954) 966-7506

Recent Sales

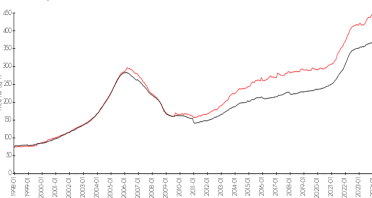
Unit #	Size	Closing Date	Sale Price	PPSF
606	944 sq ft	Apr 2024	\$149,900	\$159
506	844 sq ft	Jan 2024	\$149,900	\$178
809	844 sq ft	Sep 2023	\$187,000	\$222
304	896 sq ft	Jul 2023	\$119,000	\$133
1000	1,284 sq ft	Jun 2023	\$232,000	\$181
903	1,132 sq ft	Jun 2023	\$190,000	\$168

Market Information

Hillcrest Country Club 22 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 22:	\$184/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Hillcrest Country Club 22: 5%
 Hollywood Beach: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 22	101 days
Hollywood Beach	86 days
Broward	67 days