

# Unit 120 - Hillcrest Country Club 22

120 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11564669  
 Status: Active  
 Size: 1,284 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$270,000  
 List PPSF: \$210  
 Valuated Price: \$198,000  
 Valuated PPSF: \$167

*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: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

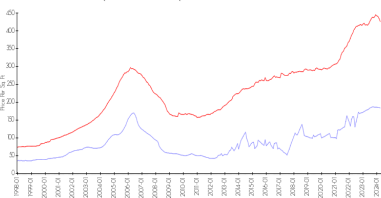
Hillcrest East #22, Inc.  
 4350 Hillcrest Drive #104, Hollywood, FL 33021  
 (954) 966-7506

## Recent Sales

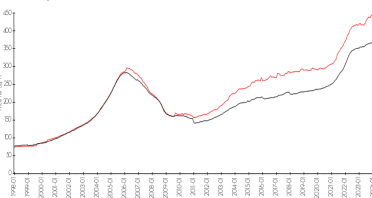
Unit #	Size	Closing Date	Sale Price	PPSF
606	944 sq ft	Apr 2024	\$149,900	\$159
506	844 sq ft	Jan 2024	\$149,900	\$178
809	844 sq ft	Sep 2023	\$187,000	\$222
304	896 sq ft	Jul 2023	\$119,000	\$133
1000	1,284 sq ft	Jun 2023	\$232,000	\$181
903	1,132 sq ft	Jun 2023	\$190,000	\$168

## Market Information

Hillcrest Country Club 22 vs Hollywood Beach



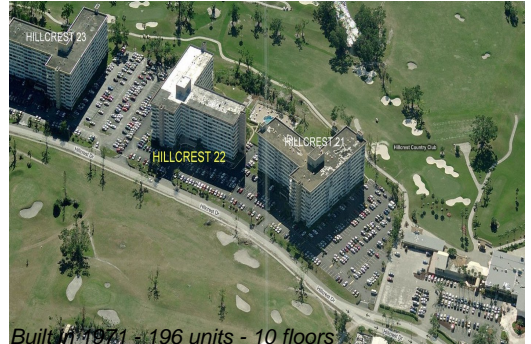
Hollywood Beach vs Broward



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