

# Unit 720C - Hillcrest Country Club 21

720C - 440 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11386716                              |
| Status:         | Active                                 |
| Size:           | 1,284 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$255,000                              |
| List PPSF:      | \$199                                  |
| Valuated Price: | \$258,000                              |
| Valuated PPSF:  | \$201                                  |

*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:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

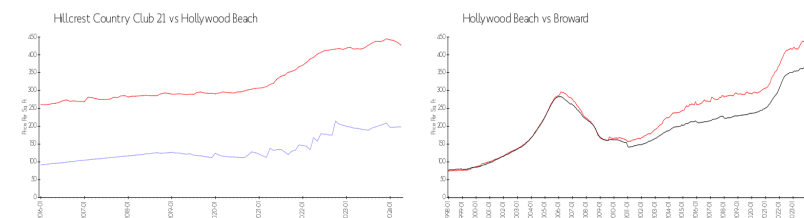
## Building Association Information

Hillcrest East # 21  
4400 Hillcrest Dr Apt 104  
Hollywood, FL 33021  
Phone number (954) 966-1026

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 101B   | 1,132 sq ft | Feb 2024     | \$190,000  | \$168 |
| 301B   | 1,132 sq ft | Jan 2024     | \$201,000  | \$178 |
| 506A   | 844 sq ft   | Jan 2024     | \$178,000  | \$211 |
| 903B   | 1,132 sq ft | Dec 2023     | \$240,000  | \$212 |
| 805A   | 844 sq ft   | Dec 2023     | \$123,000  | \$146 |
| 502B   | 1,132 sq ft | Dec 2023     | \$240,000  | \$212 |

## Market Information



|                            |               |                  |               |
|----------------------------|---------------|------------------|---------------|
| Hillcrest Country Club 21: | \$198/sq. ft. | Hollywood Beach: | \$427/sq. ft. |
| Hollywood Beach:           | \$427/sq. ft. | Broward:         | \$349/sq. ft. |

## Inventory for Sale

|                           |    |
|---------------------------|----|
| Hillcrest Country Club 21 | 4% |
| Hollywood Beach           | 5% |
| Broward                   | 4% |



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

|                           |         |
|---------------------------|---------|
| Hillcrest Country Club 21 | 63 days |
| Hollywood Beach           | 85 days |
| Broward                   | 67 days |