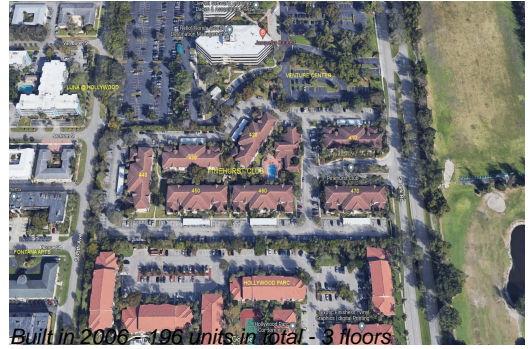


Unit 470 S Park Rd # 7-307 - Pinehurst Club (410 to 470)

470 S Park Rd # 7-307 - 410 S Park Rd, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11480813
 Status: Active
 Size: 1,084 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$347,000
 List PPSF: \$320
 Valuated Price: \$337,000
 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: 196
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

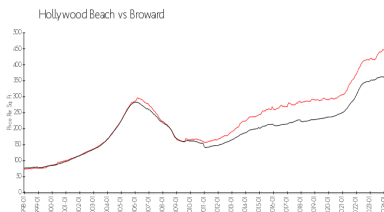
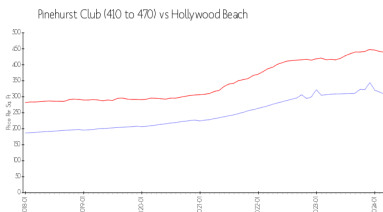
Building Association Information

Pinehurst Club
 Address: 400 S Park Rd,
 Hollywood, FL 33021
 Phone: +1 305-936-9229

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6-209	867 sq ft	Jan 2024	\$285,000	\$329
2-104	838 sq ft	Jan 2024	\$260,000	\$310
5-210	747 sq ft	Dec 2023	\$275,000	\$368
3-203	820 sq ft	Dec 2023	\$262,000	\$320
3-302	867 sq ft	Oct 2023	\$285,000	\$329
5-203	820 sq ft	Oct 2023	\$265,000	\$323
2-208	820 sq ft	Oct 2023	\$263,000	\$321

Market Information



Pinehurst Club (410 to 470): \$308/sq. ft.
 Hollywood Beach: \$439/sq. ft.

Hollywood Beach: \$439/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Pinehurst Club (410 to 470)	3%
Hollywood Beach	5%
Broward	3%

Avg. Time to Close Over Last 12 Months

Pinehurst Club (410 to 470)	31 days
Hollywood Beach	84 days
Broward	66 days