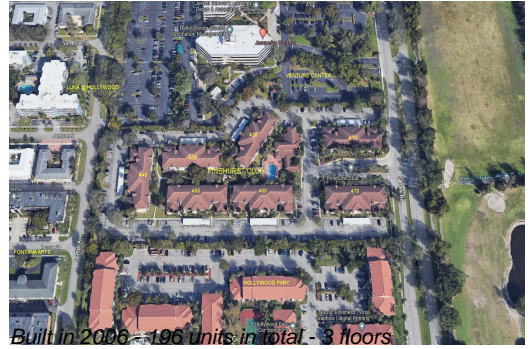


Unit 470 S Park Rd # 7-307 - Pinehurst Club (410 to 470)

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:	\$338,000
Valuated PPSF:	\$312



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:	0

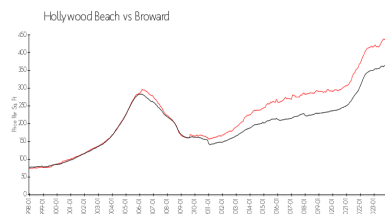
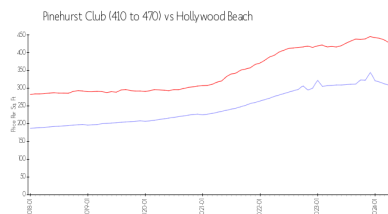
Building Association Information

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: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

Pinehurst Club (410 to 470)	3%
Hollywood Beach	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Pinehurst Club (410 to 470)	31 days
Hollywood Beach	85 days
Broward	67 days