

# Unit 460 S Park Rd # 6-103 - Pinehurst Club (410 to 470)

460 S Park Rd # 6-103 - 410 S Park Rd, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11513670  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$275,000  
 List PPSF: \$335  
 Valuated Price: \$250,000  
 Valuated PPSF: \$305

*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

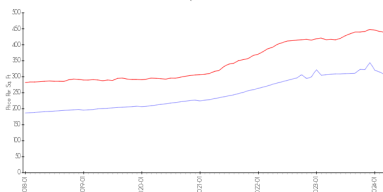
Pinehurst Club  
 Address: 400 S Park Rd,  
 Hollywood, FL 33021  
 Phone: +1 305-936-9229

## Recent Sales

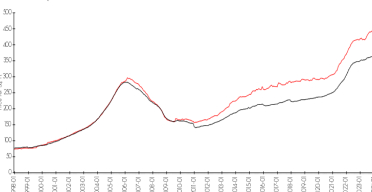
Unit #	Size	Closing Date	Sale Price	PPSF
6-209	867 sq ft	Jan 2024	\$285,000	\$329
2-104	838 sq ft	Jan 2024	\$260,000	\$310
5-210	747 sq ft	Dec 2023	\$275,000	\$368
3-203	820 sq ft	Dec 2023	\$262,000	\$320
3-302	867 sq ft	Oct 2023	\$285,000	\$329
5-203	820 sq ft	Oct 2023	\$265,000	\$323
2-208	820 sq ft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

## Market Information

Pinehurst Club (410 to 470) vs Hollywood Beach



Hollywood Beach vs Broward



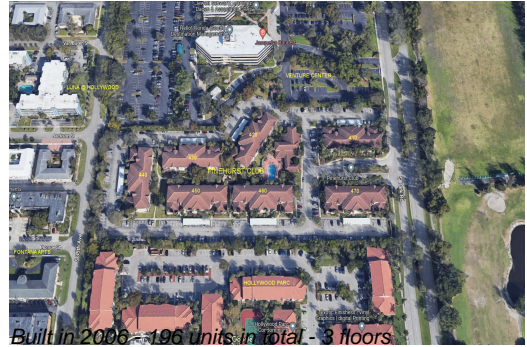
Pinehurst Club (410 to 470): \$308/sq. ft.

Hollywood Beach: \$439/sq. ft.

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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