

# 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:	0

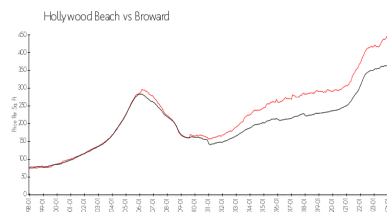
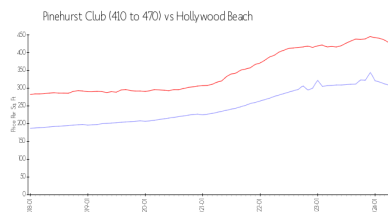
## Building Association Information

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



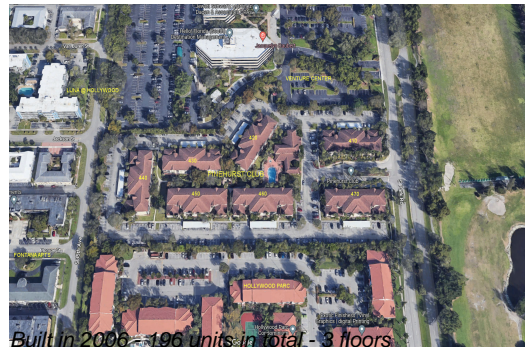
Pinehurst Club (410 to 470): \$308/sq. ft.

Hollywood Beach: \$427/sq. ft.

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Broward: \$348/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	85 days
Broward	67 days