

# Unit 304A - Hillcrest Country Club 21

304A - 440 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11513905  
 Status: Active  
 Size: 896 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking, Other Parking  
 View:  
 List Price: \$213,100  
 List PPSF: \$238  
 Valuated Price: \$162,000  
 Valuated PPSF: \$192

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

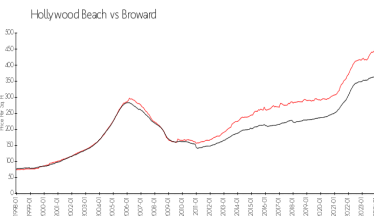
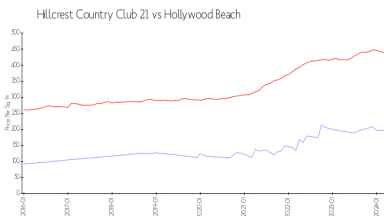
## Building Association Information

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: \$197/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Hollywood Beach: \$439/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

Hillcrest Country Club 21: 3%  
 Hollywood Beach: 5%  
 Broward: 3%



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

Hillcrest Country Club 21	63 days
Hollywood Beach	84 days
Broward	66 days