

# Unit 301 - Hillcrest Country Club 26

301 - 4001 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11521760  
 Status: Active Under Contract  
 Size: 1,344 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$235,000  
 List PPSF: \$175  
 Valuated Price: \$220,000  
 Valuated PPSF: \$154

*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: 163  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

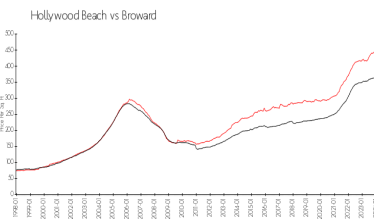
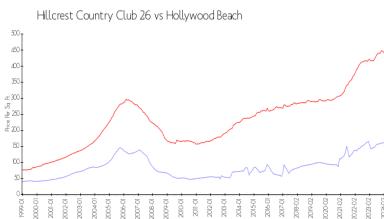
## Building Association Information

Hillcrest East Number 26 Inc  
 4001 Hillcrest Drive Hollywood, FL33021  
 (954) 961-0760

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
709	844 sq ft	Feb 2024	\$139,000	\$165
302-4	2,200 sq ft	Oct 2023	\$362,500	\$165
308	1,132 sq ft	Aug 2023	\$197,000	\$174
901-3	2,200 sq ft	Jun 2023	\$370,000	\$168

## Market Information

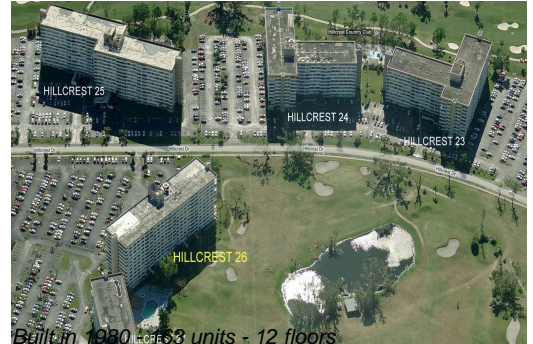


Hillcrest Country Club 26:	\$160/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Hillcrest Country Club 26: 1%  
 Hollywood Beach: 5%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months



Hillcrest Country Club 26  
Hollywood Beach  
Broward

45 days  
84 days  
66 days