

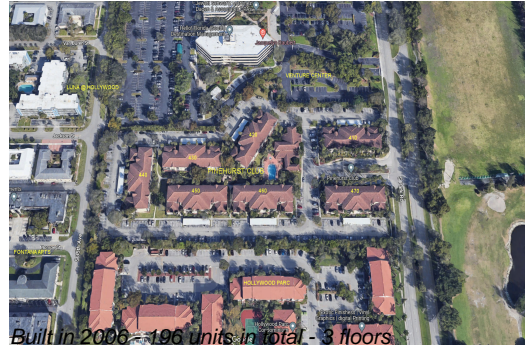
# Unit 440 S Park Rd # 4-207 - Pinehurst Club (410 to 470)

440 S Park Rd # 4-207 - 410 S Park Rd, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	A11540313
Status:	Active
Size:	1,084 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$329,000
List PPSF:	\$304
Valuated Price:	\$285,000
Valuated PPSF:	\$263

*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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

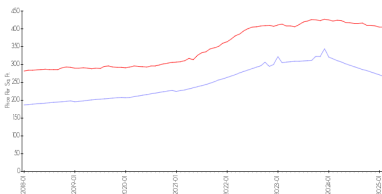
Pinehurst Club  
Address: 400 S Park Rd,  
Hollywood, FL 33021  
Phone: +1 305-936-9229

## Recent Sales

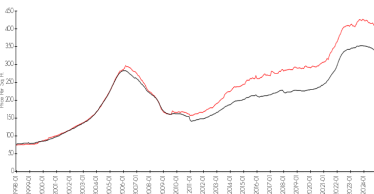
Unit #	Size	Closing Date	Sale Price	PPSF
6-205	537 sq ft	Feb 2025	\$213,000	\$397
6-103	820 sq ft	Feb 2025	\$250,000	\$305
3-204	838 sq ft	Nov 2024	\$260,000	\$310
3-303	820 sq ft	May 2024	\$250,000	\$305

## Market Information

Pinehurst Club (410 to 470) vs Hollywood Beach



Hollywood Beach vs Broward



Pinehurst Club (410 to 470):  
Hollywood Beach: \$400/sq. ft.

Hollywood Beach: \$400/sq. ft.  
Broward: \$324/sq. ft.

## Inventory for Sale

Pinehurst Club (410 to 470)	6%
Hollywood Beach	7%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Pinehurst Club (410 to 470)	92 days
Hollywood Beach	99 days
Broward	83 days