

Unit 209 - Hillcrest Country Club 18

209 - 4650 Washington St, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: A11545156
 Status: Active Under Contract
 Size: 775 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$149,900
 List PPSF: \$193
 Valuated Price: \$125,000
 Valuated PPSF: \$162

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: 55
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

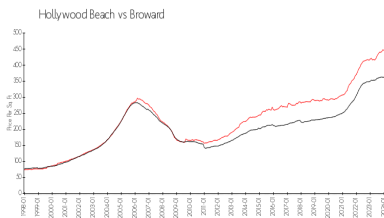
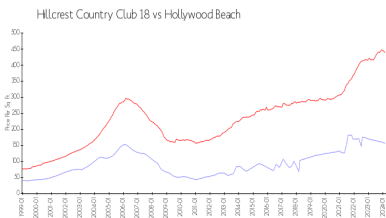
Building Association Information

Hillcrest Golf & Country Club
 Address: 4600 Hillcrest Dr, Hollywood,
 FL 33021
 Phone: (954) 987-5000

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 103 | 775 sq ft | Dec 2023 | \$175,000 | \$226 |
| 209 | 775 sq ft | Oct 2023 | \$157,000 | \$203 |
| 307 | 775 sq ft | Oct 2023 | \$131,000 | \$169 |
| 107 | 775 sq ft | Sep 2023 | \$127,000 | \$164 |
| 302 | 1,300 sq ft | Sep 2023 | \$163,000 | \$125 |

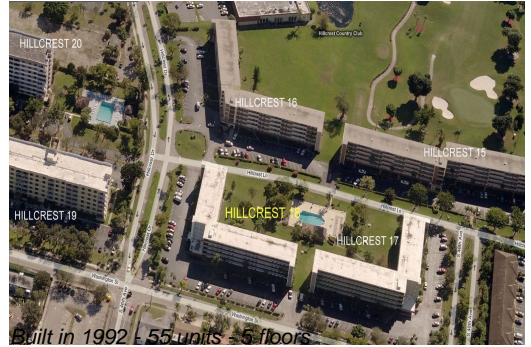
Market Information



| | | | |
|----------------------------|---------------|------------------|---------------|
| Hillcrest Country Club 18: | \$156/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach: | \$439/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

Hillcrest Country Club 18: 2%
 Hollywood Beach: 5%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

| | |
|---------------------------|---------|
| Hillcrest Country Club 18 | 41 days |
| Hollywood Beach | 84 days |
| Broward | 66 days |