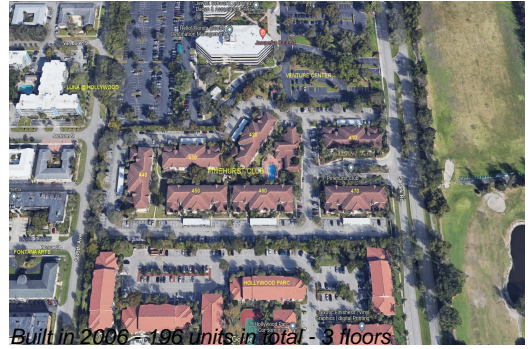


Unit 450 S Park Rd # 5-307 - Pinehurst Club (410 to 470)

450 S Park Rd # 5-307 - 410 S Park Rd, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	A11616566
Status:	Active
Size:	1,084 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$330,000
List PPSF:	\$304
Valuated Price:	\$325,000
Valuated PPSF:	\$300



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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

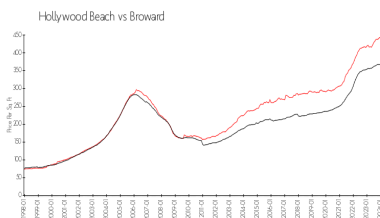
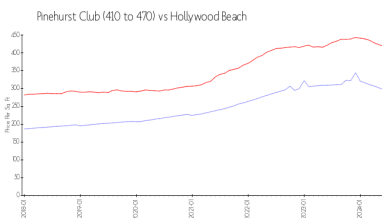
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3-303	820 sq ft	May 2024	\$250,000	\$305
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

Market Information



Pinehurst Club (410 to 470): \$297/sq. ft.
 Hollywood Beach: \$418/sq. ft.

Hollywood Beach: \$418/sq. ft.
 Broward: \$349/sq. ft.

Inventory for Sale

Pinehurst Club (410 to 470)	5%
Hollywood Beach	5%

Broward

4%

Avg. Time to Close Over Last 12 Months

Pinehurst Club (410 to 470)

33 days

Hollywood Beach

91 days

Broward

70 days