

# Unit 102 - Hillcrest Country Club 25

102 - 3800 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11689996  
 Status: Active  
 Size: 1,344 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$269,000  
 List PPSF: \$200  
 Valuated Price: \$267,000  
 Valuated PPSF: \$167

*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: 235  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

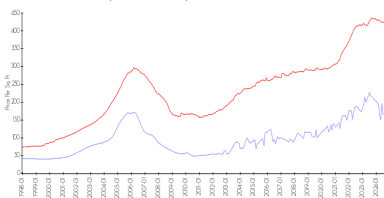
Hillcrest East 25 Inc  
 3800 Hillcrest Drive Apartment 619  
 Hollywood, FL33021  
 (954) 961-3800

## Recent Sales

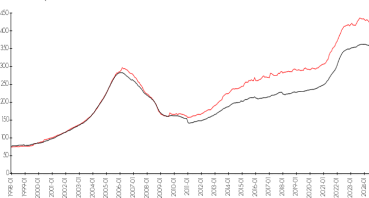
Unit #	Size	Closing Date	Sale Price	PPSF
821	1,132 sq ft	Sep 2024	\$249,900	\$221
1007	1,714 sq ft	Sep 2024	\$200,000	\$117
401	1,344 sq ft	Jul 2024	\$222,000	\$165
419	994 sq ft	Jul 2024	\$130,000	\$131
516	844 sq ft	Jul 2024	\$178,000	\$211

## Market Information

Hillcrest Country Club 25 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 25:	\$167/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hillcrest Country Club 25: 3%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 25: 46 days



Hollywood Beach  
Broward

86 days  
74 days