

Unit 112 - Hillcrest Country Club 22

112 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021



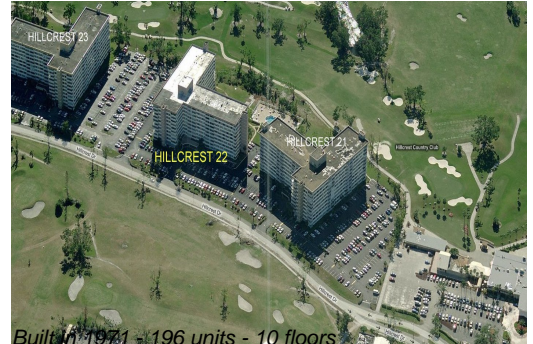
Unit Information

MLS Number: A11692674
 Status: Active
 Size: 1,132 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$255,000
 List PPSF: \$225
 Valuated Price: \$175,000
 Valuated PPSF: \$144

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: 12
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2



Built in 1971 - 196 units - 10 floors

Building Association Information

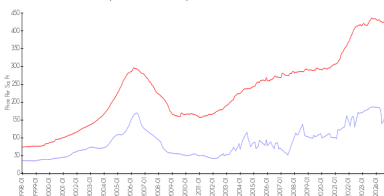
Hillcrest East #22, Inc.
 4350 Hillcrest Drive #104, Hollywood, FL 33021
 (954) 966-7506

Recent Sales

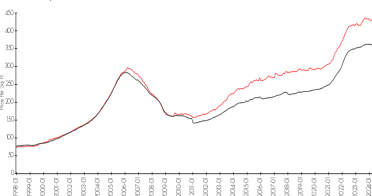
Unit #	Size	Closing Date	Sale Price	PPSF
715	1,132 sq ft	Sep 2024	\$207,000	\$183
612	1,216 sq ft	Sep 2024	\$260,000	\$214
1006	900 sq ft	Jul 2024	\$183,000	\$203
120	1,284 sq ft	Jul 2024	\$262,000	\$204
418	1,132 sq ft	Jun 2024	\$159,000	\$140

Market Information

Hillcrest Country Club 22 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 22:	\$159/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Hillcrest Country Club 22: 6%
 Hollywood Beach: 7%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 22: 39 days
 Hollywood Beach: 86 days

Broward

74 days