

# Unit 304A - Hillcrest Country Club 21

304A - 440 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: A11694947  
 Status: Active  
 Size: 896 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$177,000  
 List PPSF: \$198  
 Valuated Price: \$166,000  
 Valuated PPSF: \$197

*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: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

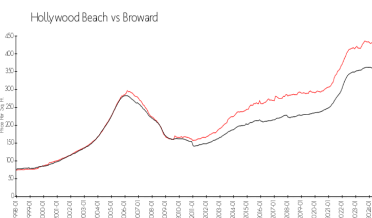
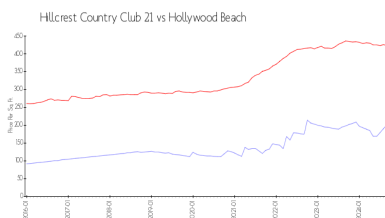
## Building Association Information

Hillcrest East # 21  
 4400 Hillcrest Dr Apt 104  
 Hollywood, FL 33021  
 Phone number (954) 966-1026

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508A	896 sq ft	Nov 2024	\$175,000	\$195
807A	844 sq ft	Sep 2024	\$165,000	\$195
116B	1,132 sq ft	Sep 2024	\$230,000	\$203
210B	1,132 sq ft	Jul 2024	\$240,000	\$212
418B	1,132 sq ft	Jun 2024	\$240,000	\$212

## Market Information



Hillcrest Country Club 21:	\$202/sq. ft.	Hollywood Beach:	\$422/sq. ft.
Hollywood Beach:	\$422/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hillcrest Country Club 21: 7%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 21: 51 days



Hollywood Beach  
Broward

86 days  
74 days