

# Unit 807 - Hillcrest Country Club 22

807 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	A11751050
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$169,900
List PPSF:	\$201
Valuated Price:	\$131,000
Valuated PPSF:	\$146

*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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Building Association Information

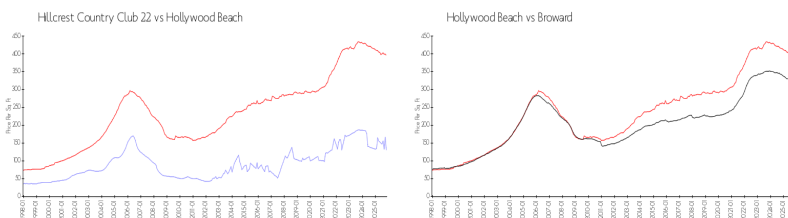
Hillcrest East #22, Inc.  
4350 Hillcrest Drive #104, Hollywood, FL 33021  
(954) 966-7506

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
818	1,216 sq ft	Nov 2025	\$155,000	\$127
214	1,132 sq ft	Oct 2025	\$185,000	\$163
306	844 sq ft	Sep 2025	\$105,270	\$125
800	1,284 sq ft	Aug 2025	\$208,000	\$162
910	1,312 sq ft	Aug 2025	\$182,500	\$139

## Market Information

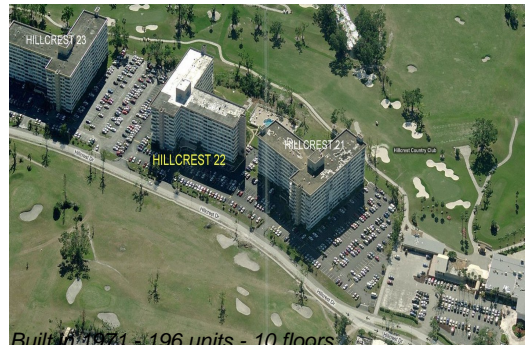


Hillcrest Country Club 22:	\$131/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Hillcrest Country Club 22	2%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Hillcrest Country Club 22  
Hollywood Beach  
Broward

77 days  
102 days  
88 days