

Unit 419 - Hillcrest Country Club 23

419 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021



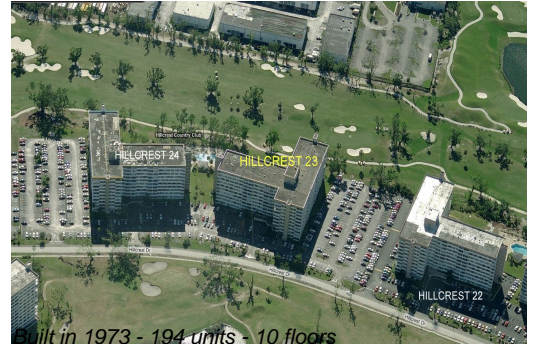
Unit Information

MLS Number:	F10405570
Status:	Active
Size:	1,284 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Other View
List Price:	\$285,000
List PPSF:	\$222
Valuated Price:	\$207,000
Valuated PPSF:	\$175

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:	194
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:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4



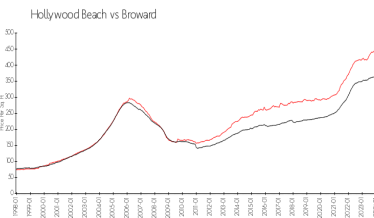
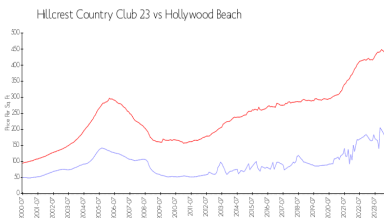
Building Association Information

Hillcrest East No 23 Inc
 4330 Hillcrest Dr, Hollywood, FL 33021
 (954) 981-0455

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,216 sq ft	Mar 2024	\$195,000	\$160
306	844 sq ft	Feb 2024	\$165,000	\$195
411	1,284 sq ft	Feb 2024	\$230,000	\$179
308	896 sq ft	Nov 2023	\$170,000	\$190
309	896 sq ft	Oct 2023	\$100,500	\$112
503	1,216 sq ft	Oct 2023	\$167,000	\$137

Market Information



Hillcrest Country Club 23:	\$173/sq. ft.	Hollywood Beach:	\$439/sq. ft.
Hollywood Beach:	\$439/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Hillcrest Country Club 23	7%
Hollywood Beach	5%
Broward	3%

Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 23	64 days
Hollywood Beach	84 days
Broward	66 days