

# Unit 1001-03 - Hillcrest Country Club 22

1001-03 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10406573
Status:	Active
Size:	2,675 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Deeded Parking,Guest Parking
View:	Pool Area View
List Price:	\$434,000
List PPSF:	\$162
Valuated Price:	\$573,000
Valuated PPSF:	\$227

*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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

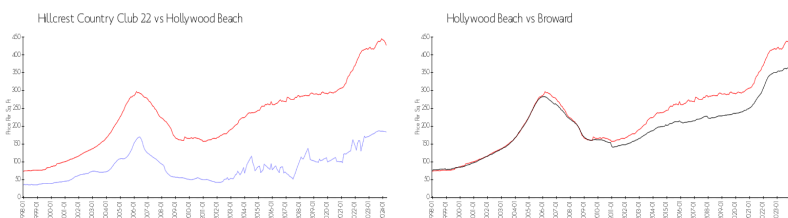
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	944 sq ft	Apr 2024	\$149,900	\$159
506	844 sq ft	Jan 2024	\$149,900	\$178
809	844 sq ft	Sep 2023	\$187,000	\$222
304	896 sq ft	Jul 2023	\$119,000	\$133
1000	1,284 sq ft	Jun 2023	\$232,000	\$181
903	1,132 sq ft	Jun 2023	\$190,000	\$168

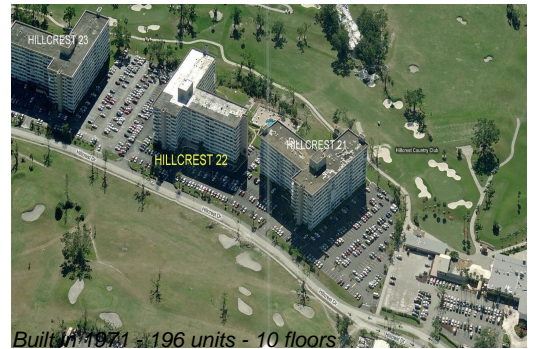
## Market Information



Hillcrest Country Club 22:	\$184/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Hillcrest Country Club 22	4%
Hollywood Beach	5%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Hillcrest Country Club 22	89 days
Hollywood Beach	85 days
Broward	67 days