

# Unit 807 - Hillcrest Country Club 23

807 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10414461
Status:	Active
Size:	896 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Garden View,Lagoon,Pool Area View
List Price:	\$194,500
List PPSF:	\$217
Valuated Price:	\$146,000
Valuated PPSF:	\$163

*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

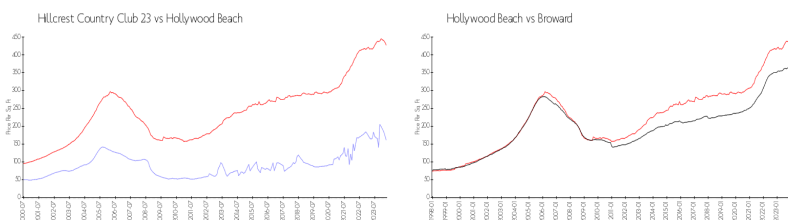
## Building Association Information

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

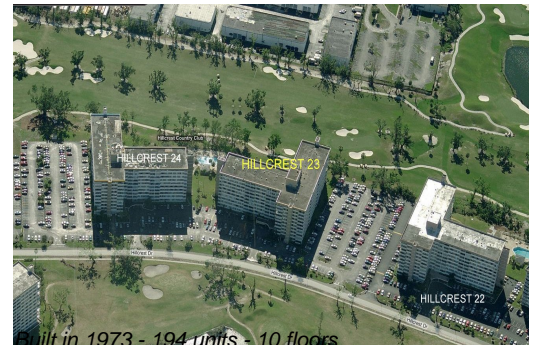
## Market Information



Hillcrest Country Club 23:	\$161/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Hillcrest Country Club 23	7%
Hollywood Beach	6%
Broward	4%



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

Hillcrest Country Club 23	64 days
Hollywood Beach	85 days
Broward	67 days