

Unit 620 - Hillcrest Country Club 25

620 - 3800 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: F10425698
 Status: Pending
 Size: 1,296 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View: Lake,Other View
 List Price: \$295,000
 List PPSF: \$228
 Valuated Price: \$244,000
 Valuated PPSF: \$195

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: 235
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

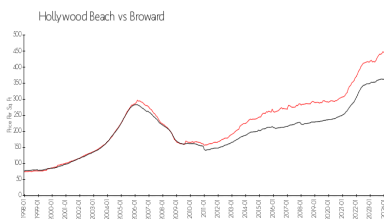
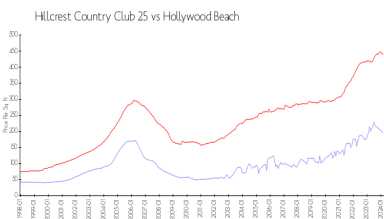
Building Association Information

Hillcrest East 25 Inc
 3800 Hillcrest Drive Apartment 619
 Hollywood, FL33021
 (954) 961-3800

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 315 | 844 sq ft | Apr 2024 | \$185,000 | \$219 |
| 1114 | 844 sq ft | Mar 2024 | \$182,000 | \$216 |
| 507 | 994 sq ft | Mar 2024 | \$168,000 | \$169 |
| 309 | 844 sq ft | Sep 2023 | \$185,000 | \$219 |
| 219 | 844 sq ft | Jul 2023 | \$172,500 | \$204 |
| 701 | 1,344 sq ft | Jul 2023 | \$380,000 | \$283 |

Market Information



| | | | |
|----------------------------|---------------|------------------|---------------|
| Hillcrest Country Club 25: | \$195/sq. ft. | Hollywood Beach: | \$439/sq. ft. |
| Hollywood Beach: | \$439/sq. ft. | Broward: | \$349/sq. ft. |

Inventory for Sale

Hillcrest Country Club 25: 3%
 Hollywood Beach: 5%



Broward

3%

Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 25

20 days

Hollywood Beach

84 days

Broward

66 days