

Unit 430 S Park Rd # 3-303 - Pinehurst Club (410 to 470)

430 S Park Rd # 3-303 - 410 S Park Rd, Hollywood Beach, FL, Broward 33021

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | F10429058 |
| Status: | Active Under Contract |
| Size: | 820 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space |
| View: | Garden View,Other View |
| List Price: | \$265,000 |
| List PPSF: | \$323 |
| Valuated Price: | \$255,000 |
| Valuated PPSF: | \$311 |

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: | 5 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 0 |

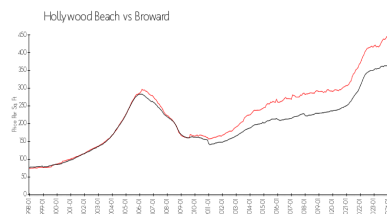
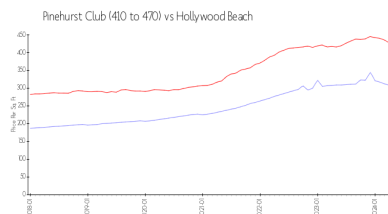
Building Association Information

Pinehurst Club
Address: 400 S Park Rd,
Hollywood, FL 33021
Phone: +1 305-936-9229

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 6-209 | 867 sq ft | Jan 2024 | \$285,000 | \$329 |
| 2-104 | 838 sq ft | Jan 2024 | \$260,000 | \$310 |
| 5-210 | 747 sq ft | Dec 2023 | \$275,000 | \$368 |
| 3-203 | 820 sq ft | Dec 2023 | \$262,000 | \$320 |
| 3-302 | 867 sq ft | Oct 2023 | \$285,000 | \$329 |
| 5-203 | 820 sq ft | Oct 2023 | \$265,000 | \$323 |
| 2-208 | 820 sq ft | Oct 2023 | \$263,000 | \$321 |

Market Information



Pinehurst Club (410 to 470): \$308/sq. ft.
Hollywood Beach: \$427/sq. ft.

Hollywood Beach: \$427/sq. ft.
Broward: \$348/sq. ft.

Inventory for Sale



| | |
|-----------------------------|----|
| Pinehurst Club (410 to 470) | 3% |
| Hollywood Beach | 5% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| Pinehurst Club (410 to 470) | 31 days |
| Hollywood Beach | 85 days |
| Broward | 67 days |