

# Unit 116B - Hillcrest Country Club 21

116B - 440 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10429607
Status:	Active
Size:	1,132 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$245,000
List PPSF:	\$216
Valuated Price:	\$214,000
Valuated PPSF:	\$189

*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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

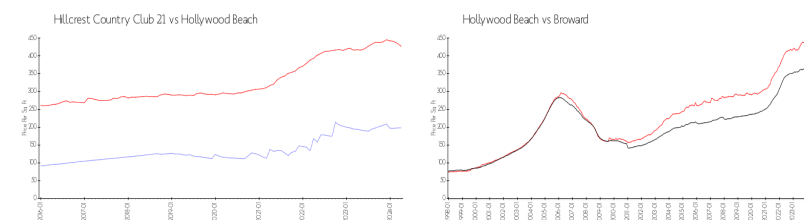
## Building Association Information

Hillcrest East # 21  
4400 Hillcrest Dr Apt 104  
Hollywood, FL 33021  
Phone number (954) 966-1026

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101B	1,132 sq ft	Feb 2024	\$190,000	\$168
301B	1,132 sq ft	Jan 2024	\$201,000	\$178
506A	844 sq ft	Jan 2024	\$178,000	\$211
903B	1,132 sq ft	Dec 2023	\$240,000	\$212
805A	844 sq ft	Dec 2023	\$123,000	\$146
502B	1,132 sq ft	Dec 2023	\$240,000	\$212

## Market Information



Hillcrest Country Club 21:	\$198/sq. ft.	Hollywood Beach:	\$427/sq. ft.
Hollywood Beach:	\$427/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Hillcrest Country Club 21	4%
Hollywood Beach	6%



Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Hillcrest Country Club 21	64 days
Hollywood Beach	85 days
Broward	67 days