

# Unit 309 - Hillcrest Country Club 23

309 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10430864
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Garden View,Pool Area View
List Price:	\$169,900
List PPSF:	\$201
Valuated Price:	\$139,000
Valuated PPSF:	\$155

*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

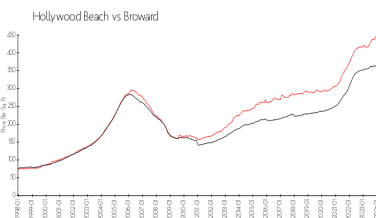
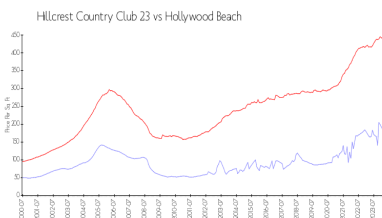
## Building Association Information

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

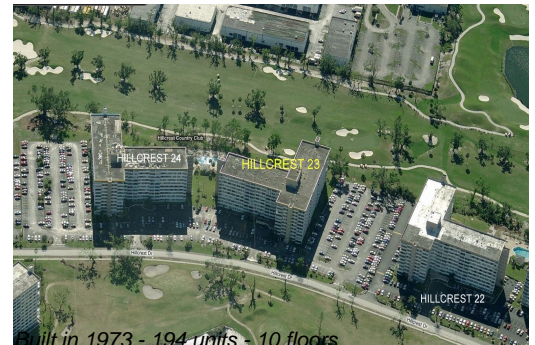


Hillcrest Country Club 23: \$161/sq. ft.  
Hollywood Beach: \$427/sq. ft.

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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