

# Unit 210 - Hillcrest Country Club 18

210 - 4650 Washington St, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: F10431806  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View: Garden View,Pool Area View  
 List Price: \$159,990  
 List PPSF: \$162  
 Valuated Price: \$161,000  
 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: 55  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

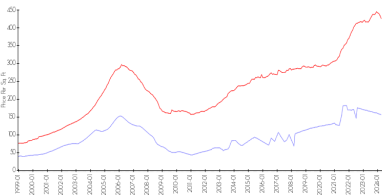
Hillcrest Golf & Country Club  
 Address: 4600 Hillcrest Dr, Hollywood,  
 FL 33021  
 Phone:(954) 987-5000

## Recent Sales

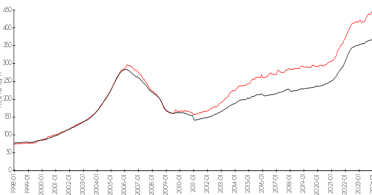
Unit #	Size	Closing Date	Sale Price	PPSF
103	775 sq ft	Dec 2023	\$175,000	\$226
209	775 sq ft	Oct 2023	\$157,000	\$203
307	775 sq ft	Oct 2023	\$131,000	\$169
107	775 sq ft	Sep 2023	\$127,000	\$164
302	1,300 sq ft	Sep 2023	\$163,000	\$125

## Market Information

Hillcrest Country Club 18 vs Hollywood Beach



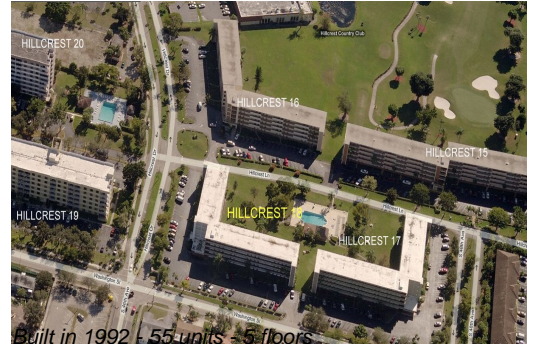
Hollywood Beach vs Broward



Hillcrest Country Club 18:	\$156/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Hillcrest Country Club 18: 2%  
 Hollywood Beach: 5%  
 Broward: 4%



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

Hillcrest Country Club 18	41 days
Hollywood Beach	87 days
Broward	68 days