

# Unit 612 - Hillcrest Country Club 22

612 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10444148
Status:	Closed
Size:	1,216 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View,Water View
List Price:	\$260,000
List PPSF:	\$214
Valuated Price:	\$187,000
Valuated PPSF:	\$154

*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:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

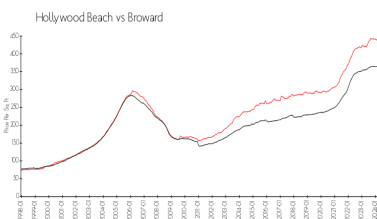
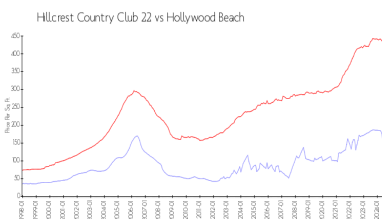
## Building Association Information

Hillcrest East #22, Inc.  
4350 Hillcrest Drive #104, Hollywood, FL 33021  
(954) 966-7506

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715	1,132 sq ft	Sep 2024	\$207,000	\$183
612	1,216 sq ft	Sep 2024	\$260,000	\$214
1006	900 sq ft	Jul 2024	\$183,000	\$203
120	1,284 sq ft	Jul 2024	\$262,000	\$204
418	1,132 sq ft	Jun 2024	\$159,000	\$140

## Market Information



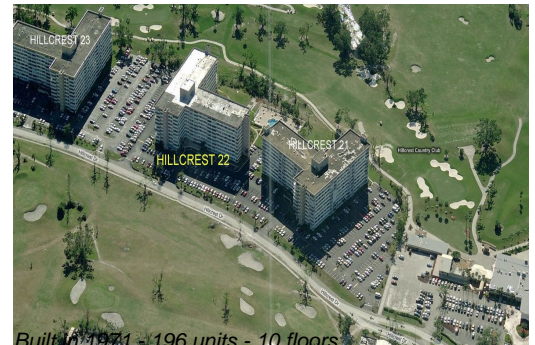
Hillcrest Country Club 22:	\$161/sq. ft.	Hollywood Beach:	\$436/sq. ft.
Hollywood Beach:	\$436/sq. ft.	Broward:	\$352/sq. ft.

## Inventory for Sale

Hillcrest Country Club 22	4%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 22	39 days
Hollywood Beach	88 days



Broward

72 days