

# Unit 300 - Hillcrest Country Club 22

300 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021



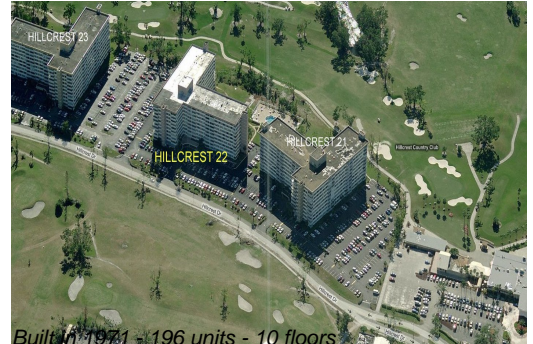
## Unit Information

MLS Number: F10451453  
 Status: Active  
 Size: 1,312 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View, Other View  
 List Price: \$199,000  
 List PPSF: \$152  
 Valuated Price: \$155,000  
 Valuated PPSF: \$118

*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: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0



## Building Association Information

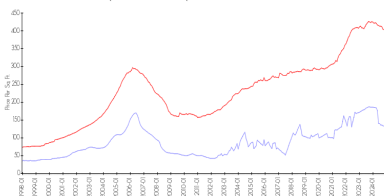
Hillcrest East #22, Inc.  
 4350 Hillcrest Drive #104, Hollywood, FL 33021  
 (954) 966-7506

## Recent Sales

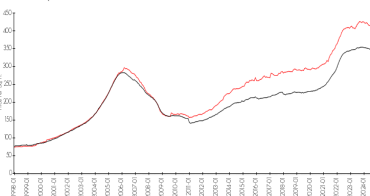
Unit #	Size	Closing Date	Sale Price	PPSF
715	1,132 sq ft	Sep 2024	\$207,000	\$183
612	1,216 sq ft	Sep 2024	\$260,000	\$214
1006	900 sq ft	Jul 2024	\$183,000	\$203
120	1,284 sq ft	Jul 2024	\$262,000	\$204
418	1,132 sq ft	Jun 2024	\$159,000	\$140

## Market Information

Hillcrest Country Club 22 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 22:	\$134/sq. ft.	Hollywood Beach:	\$402/sq. ft.
Hollywood Beach:	\$402/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Hillcrest Country Club 22: 6%  
 Hollywood Beach: 7%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 22: 31 days  
 Hollywood Beach: 90 days

Broward

78 days