

# Unit 300 - Hillcrest Country Club 22

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

## Unit Information

MLS Number:	F10451453
Status:	Active Under Contract
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:	\$191,000
Valuated PPSF:	\$146

*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:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

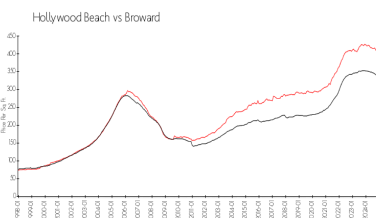
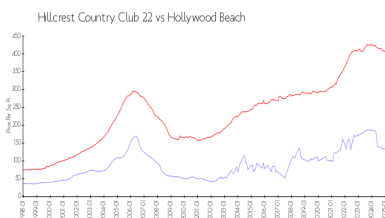
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
917	1,132 sq ft	Apr 2025	\$125,000	\$110
705	844 sq ft	Mar 2025	\$163,000	\$193
205	844 sq ft	Feb 2025	\$110,000	\$130
1018	1,132 sq ft	Jan 2025	\$161,000	\$142
715	1,132 sq ft	Sep 2024	\$207,000	\$183
612	1,216 sq ft	Sep 2024	\$260,000	\$214

## Market Information



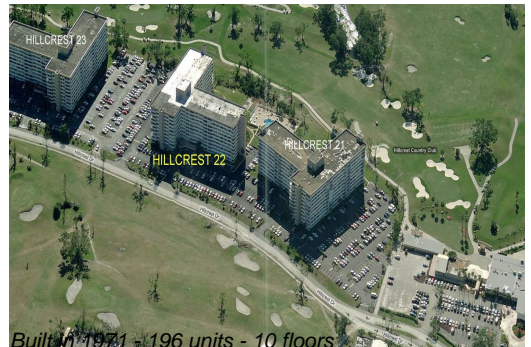
Hillcrest Country Club 22:	\$165/sq. ft.	Hollywood Beach:	\$400/sq. ft.
Hollywood Beach:	\$400/sq. ft.	Broward:	\$324/sq. ft.

## 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	39 days
---------------------------	---------



Hollywood Beach  
Broward

100 days  
84 days