

# Unit 904 - Hillcrest Country Club 23

904 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	F10526728
Status:	Active
Size:	896 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$160,000
List PPSF:	\$179
Valuated Price:	\$146,000
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:	194
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

Hillcrest East No 23 Inc  
4330 Hillcrest Dr, Hollywood, FL 33021  
(954) 981-0455

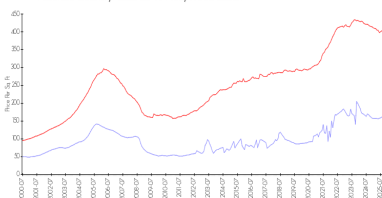
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## Recent Sales

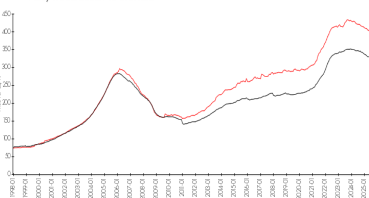
Unit #	Size	Closing Date	Sale Price	PPSF
311	1,312 sq ft	Dec 2025	\$175,000	\$133
104	844 sq ft	Nov 2025	\$135,000	\$160
414	1,132 sq ft	Oct 2025	\$215,000	\$190
116	1,132 sq ft	Apr 2025	\$184,700	\$163
318	1,216 sq ft	Mar 2025	\$173,500	\$143

## Market Information

Hillcrest Country Club 23 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 23:	\$166/sq. ft.	Hollywood Beach:	\$396/sq. ft.
Hollywood Beach:	\$396/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Hillcrest Country Club 23	5%
Hollywood Beach	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Hillcrest Country Club 23  
Hollywood Beach  
Broward

168 days  
102 days  
88 days