

# Unit 318 - Hillcrest Country Club 23

318 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: RX-11005698  
 Status: Active  
 Size: 1,223 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Deeded, Guest  
 View: Other  
 List Price: \$200,000  
 List PPSF: \$164  
 Valuated Price: \$183,000  
 Valuated PPSF: \$150

*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: 14  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

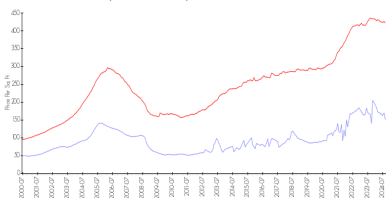
Hillcrest East No 23 Inc  
 4330 Hillcrest Dr, Hollywood, FL 33021  
 (954) 981-0455

## Recent Sales

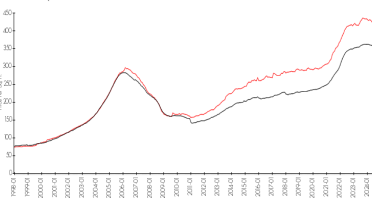
Unit #	Size	Closing Date	Sale Price	PPSF
111	1,499 sq ft	Sep 2024	\$195,000	\$130
309	844 sq ft	Aug 2024	\$164,000	\$194
916	1,132 sq ft	Aug 2024	\$158,000	\$140
1008	896 sq ft	Aug 2024	\$175,000	\$195
910	1,284 sq ft	Jul 2024	\$225,000	\$175

## Market Information

Hillcrest Country Club 23 vs Hollywood Beach



Hollywood Beach vs Broward



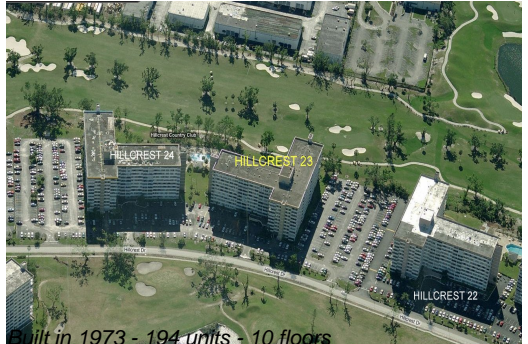
Hillcrest Country Club 23: \$152/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Hollywood Beach: \$422/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Hillcrest Country Club 23: 7%  
 Hollywood Beach: 7%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 23: 62 days  
 Hollywood Beach: 86 days



Broward

74 days