

# Unit 1602 - Hill Crest Villas

1602 - 24862 US Hwy 19 N, Clearwater, FL, Pinellas 33763

## Unit Information

MLS Number: TB8346159  
 Status: ACTIVE  
 Size: 600 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Covered, Open  
 View:  
 List Price: \$159,900  
 List PPSF: \$267  
 Valuated Price: \$107,000  
 Valuated PPSF: \$167

*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: 228  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 5%  
 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: 3

## Building Association Information

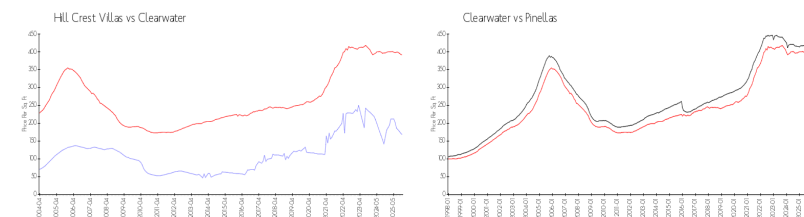
HILL CREST VILLAS  
 CONDOMINIUM ASSOCIATION, INC.  
 CONDOMINIUM MANAGEMENT GROUP INC  
 5444 PARK BLVD # 101  
 PINELLAS PARK FL 33781  
 PHONE 727-381-1717  
 FAX 727-381-0069  
 EMAIL cmg@condogrp.com

<https://HTTP://WWW.CONDOGRP.COM>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2301	593 sq ft	Dec 2025	\$83,000	\$140
104	593 sq ft	Nov 2025	\$62,000	\$105
2303	593 sq ft	Sep 2025	\$135,000	\$228
1504	593 sq ft	Jul 2025	\$109,900	\$185
2906	600 sq ft	Jun 2025	\$128,777	\$215

## Market Information



Hill Crest Villas: \$168/sq. ft.  
 Clearwater: \$391/sq. ft.

Clearwater: \$391/sq. ft.  
 Pinellas: \$385/sq. ft.

## Inventory for Sale

Hill Crest Villas 6%



Clearwater	8%
Pinellas	8%

**Avg. Time to Close Over Last 12 Months**

Hill Crest Villas	87 days
Clearwater	105 days
Pinellas	100 days