

# Unit 2106 - Hill Crest Villas

2106 - 24862 US Hwy 19 N, Clearwater, FL, Pinellas 33763

## Unit Information

MLS Number: U8250851  
 Status: Active  
 Size: 590 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View: Park/Greenbelt  
 List Price: \$134,995  
 List PPSF: \$229  
 Valuated Price: \$99,000  
 Valuated PPSF: \$168

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

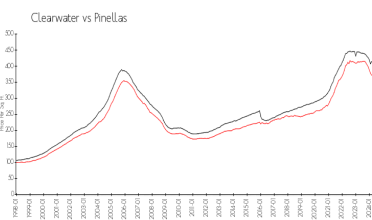
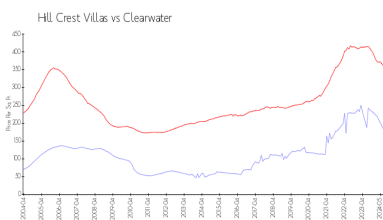
HILL CREST VILLAS  
 CONDOMINIUM ASSOCIATION, INC.  
 CONDOMINIUM MANAGEMENT GROUP INC  
 5444 PARK BLVD # 101  
 PINELLAS PARK FL 33781  
 PHONE 727-381-1717  
 FAX 727-381-0069  
 EMAIL cmg@condogrp.com

[HTTP://WWW.CONDOGRP.COM](http://www.condogrp.com)

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 2303   | 593 sq ft | Oct 2024     | \$84,000   | \$142 |
| 2701   | 600 sq ft | Sep 2024     | \$120,000  | \$200 |
| 3104   | 640 sq ft | Mar 2024     | \$157,000  | \$245 |
| 3401   | 640 sq ft | Mar 2024     | \$122,500  | \$191 |

## Market Information



Hill Crest Villas: \$168/sq. ft.      Clearwater: \$328/sq. ft.  
 Clearwater: \$328/sq. ft.      Pinellas: \$361/sq. ft.

## Inventory for Sale

Hill Crest Villas: 2%  
 Clearwater: 6%



Pinellas 5%

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

|                   |         |
|-------------------|---------|
| Hill Crest Villas | 66 days |
| Clearwater        | 86 days |
| Pinellas          | 80 days |