

Unit 405 - Hillcrest Country Club 23

405 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	A11527151
Status:	Active
Size:	844 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$165,000
List PPSF:	\$195
Valuated Price:	\$141,000
Valuated PPSF:	\$157

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:	13
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

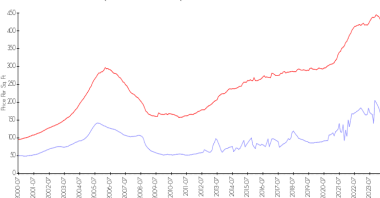
Hillcrest East No 23 Inc
 4330 Hillcrest Dr, Hollywood, FL 33021
 (954) 981-0455

Recent Sales

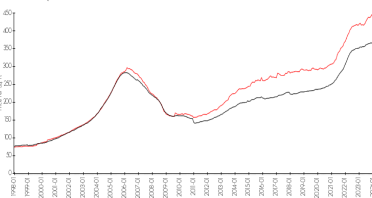
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,216 sq ft	Mar 2024	\$195,000	\$160
306	844 sq ft	Feb 2024	\$165,000	\$195
411	1,284 sq ft	Feb 2024	\$230,000	\$179
308	896 sq ft	Nov 2023	\$170,000	\$190
309	896 sq ft	Oct 2023	\$100,500	\$112
503	1,216 sq ft	Oct 2023	\$167,000	\$137

Market Information

Hillcrest Country Club 23 vs Hollywood Beach



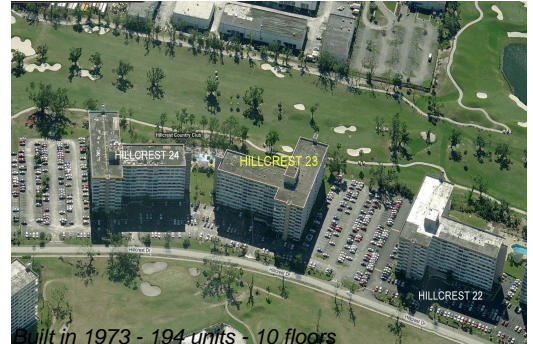
Hollywood Beach vs Broward



Hillcrest Country Club 23:	\$162/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Hillcrest Country Club 23	7%
Hollywood Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 23	64 days
Hollywood Beach	86 days
Broward	67 days