

# Unit 419 - Hillcrest Country Club 23

419 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021



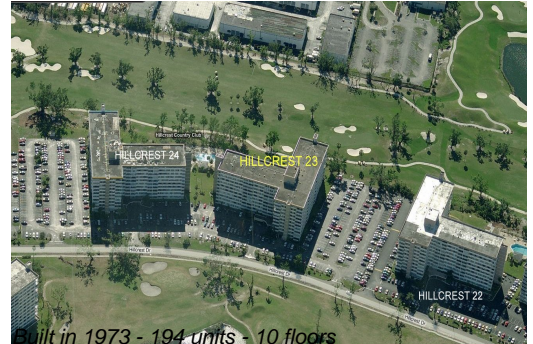
## Unit Information

MLS Number:	F10405570
Status:	Active
Size:	1,284 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Other View
List Price:	\$285,000
List PPSF:	\$222
Valuated Price:	\$193,000
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:	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

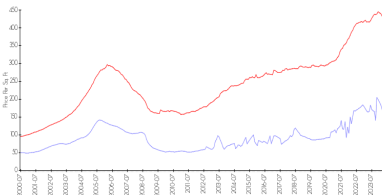
Hillcrest East No 23 Inc  
 4330 Hillcrest Dr, Hollywood, FL 33021  
 (954) 981-0455

## Recent Sales

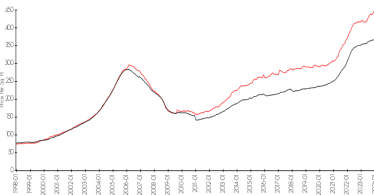
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,216 sq ft	Mar 2024	\$195,000	\$160
306	844 sq ft	Feb 2024	\$165,000	\$195
411	1,284 sq ft	Feb 2024	\$230,000	\$179
308	896 sq ft	Nov 2023	\$170,000	\$190
309	896 sq ft	Oct 2023	\$100,500	\$112
503	1,216 sq ft	Oct 2023	\$167,000	\$137

## 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