

# Unit 904 - Hillcrest Country Club 23

904 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number: F10427857  
 Status: Active  
 Size: 896 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$199,900  
 List PPSF: \$223  
 Valuated Price: \$142,000  
 Valuated PPSF: \$158

*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

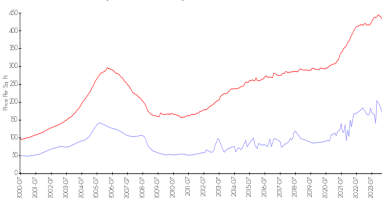
Hillcrest East No 23 Inc  
 4330 Hillcrest Dr, Hollywood, FL 33021  
 (954) 981-0455

## Recent Sales

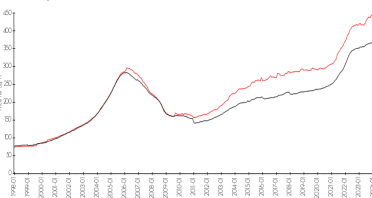
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,216 sq ft	Mar 2024	\$195,000	\$160
306	844 sq ft	Feb 2024	\$165,000	\$195
411	1,284 sq ft	Feb 2024	\$230,000	\$179
308	896 sq ft	Nov 2023	\$170,000	\$190
309	896 sq ft	Oct 2023	\$100,500	\$112
503	1,216 sq ft	Oct 2023	\$167,000	\$137

## Market Information

Hillcrest Country Club 23 vs Hollywood Beach



Hollywood Beach vs Broward

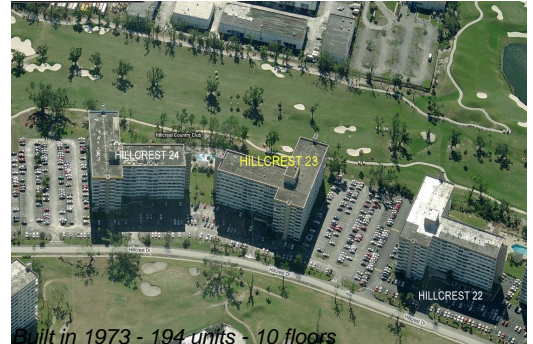


Hillcrest Country Club 23: \$162/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

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