

Unit 515 - Hillcrest Country Club 22

515 - 4350 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number:	F10430512
Status:	Active
Size:	1,132 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Preserve
List Price:	\$230,000
List PPSF:	\$203
Valuated Price:	\$242,000
Valuated PPSF:	\$199

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:	196
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

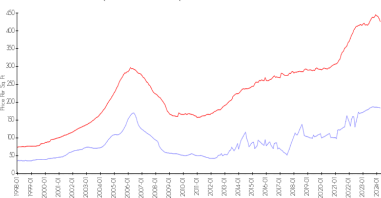
Hillcrest East #22, Inc.
 4350 Hillcrest Drive #104, Hollywood, FL 33021
 (954) 966-7506

Recent Sales

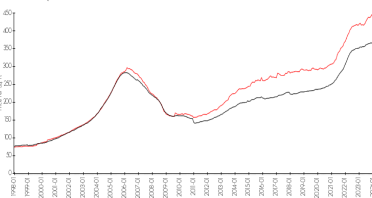
Unit #	Size	Closing Date	Sale Price	PPSF
606	944 sq ft	Apr 2024	\$149,900	\$159
506	844 sq ft	Jan 2024	\$149,900	\$178
809	844 sq ft	Sep 2023	\$187,000	\$222
304	896 sq ft	Jul 2023	\$119,000	\$133
1000	1,284 sq ft	Jun 2023	\$232,000	\$181
903	1,132 sq ft	Jun 2023	\$190,000	\$168

Market Information

Hillcrest Country Club 22 vs Hollywood Beach



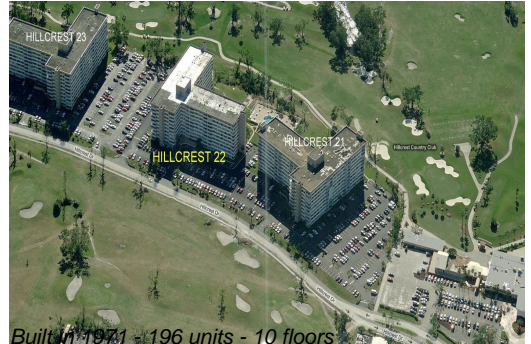
Hollywood Beach vs Broward



Hillcrest Country Club 22:	\$184/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Hillcrest Country Club 22	5%
Hollywood Beach	5%
Broward	4%



Avg. Time to Close Over Last 12 Months

Hillcrest Country Club 22	101 days
Hollywood Beach	86 days
Broward	67 days