

Unit 309 - Hillcrest Country Club 23

309 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

Unit Information

MLS Number: F10430864
 Status: Active Under Contract
 Size: 844 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View: Garden View, Pool Area View
 List Price: \$169,900
 List PPSF: \$201
 Valuated Price: \$140,000
 Valuated PPSF: \$156

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

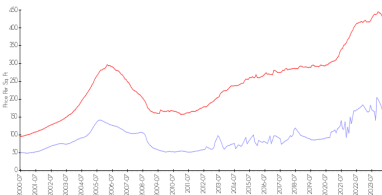
Hillcrest East No 23 Inc
 4330 Hillcrest Dr, Hollywood, FL 33021
 (954) 981-0455

Recent Sales

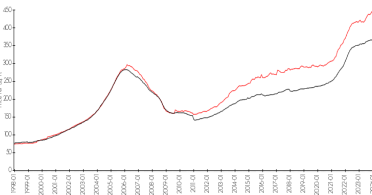
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,216 sq ft	Mar 2024	\$195,000	\$160
306	844 sq ft	Feb 2024	\$165,000	\$195
411	1,284 sq ft	Feb 2024	\$230,000	\$179
308	896 sq ft	Nov 2023	\$170,000	\$190
309	896 sq ft	Oct 2023	\$100,500	\$112
503	1,216 sq ft	Oct 2023	\$167,000	\$137

Market Information

Hillcrest Country Club 23 vs Hollywood Beach



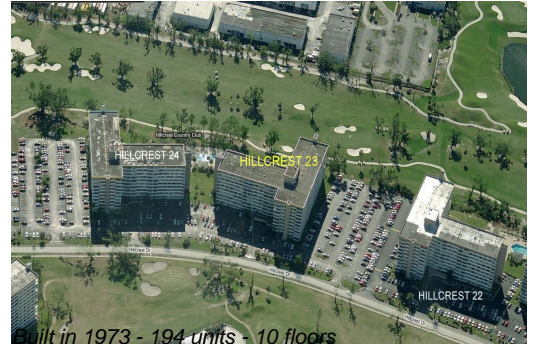
Hollywood Beach vs Broward



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