

Unit 318 - Hillcrest Country Club 23

318 - 4330 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | RX-10937087 |
| Status: | Active |
| Size: | 1,223 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Deeded, Guest |
| View: | Other |
| List Price: | \$259,000 |
| List PPSF: | \$212 |
| Valuated Price: | \$195,000 |
| Valuated PPSF: | \$160 |

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

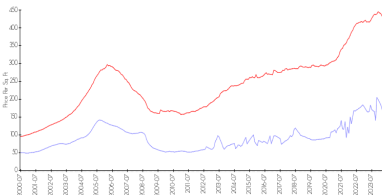
Hillcrest East No 23 Inc
 4330 Hillcrest Dr, Hollywood, FL 33021
 (954) 981-0455

Recent Sales

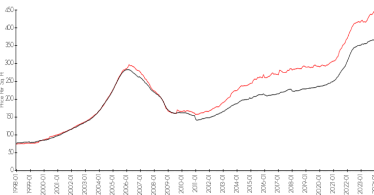
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 302 | 1,216 sq ft | Mar 2024 | \$195,000 | \$160 |
| 306 | 844 sq ft | Feb 2024 | \$165,000 | \$195 |
| 411 | 1,284 sq ft | Feb 2024 | \$230,000 | \$179 |
| 308 | 896 sq ft | Nov 2023 | \$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



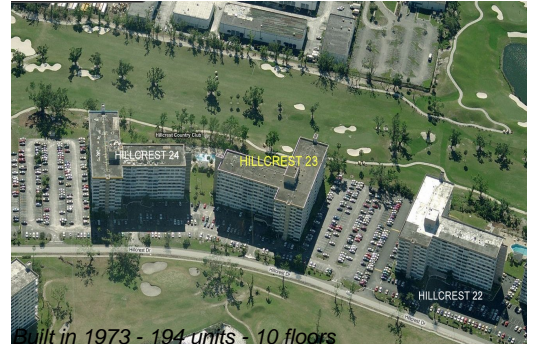
Hollywood Beach vs Broward



| | | | |
|----------------------------|---------------|------------------|---------------|
| 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 | 85 days |
| Broward | 67 days |