

# Unit 412 - Hillcrest Country Club 25

412 - 3800 Hillcrest Dr, Hollywood Beach, FL, Broward 33021

## Unit Information

MLS Number:	RX-10945709
Status:	Active
Size:	1,634 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Detached, Guest
View:	Pool
List Price:	\$359,000
List PPSF:	\$220
Valuated Price:	\$256,000
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:	235
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

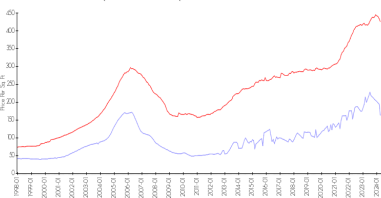
Hillcrest East 25 Inc  
 3800 Hillcrest Drive Apartment 619  
 Hollywood, FL33021  
 (954) 961-3800

## Recent Sales

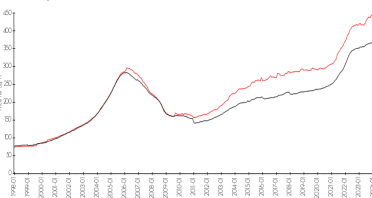
Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,344 sq ft	May 2024	\$240,000	\$179
315	844 sq ft	Apr 2024	\$185,000	\$219
1114	844 sq ft	Mar 2024	\$182,000	\$216
507	994 sq ft	Mar 2024	\$168,000	\$169
309	844 sq ft	Sep 2023	\$185,000	\$219

## Market Information

Hillcrest Country Club 25 vs Hollywood Beach



Hollywood Beach vs Broward



Hillcrest Country Club 25:	\$163/sq. ft.	Hollywood Beach:	\$426/sq. ft.
Hollywood Beach:	\$426/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Hillcrest Country Club 25	2%
Hollywood Beach	5%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Hillcrest Country Club 25	42 days
Hollywood Beach	85 days
Broward	67 days