

Unit 40-302 - Hollybrook Golf & Tennis Club 24-52

40-302 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

Unit Information

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|-----------------|--|
| MLS Number: | A11440733 |
| Status: | Active |
| Size: | 1,170 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$178,999 |
| List PPSF: | \$153 |
| Valuated Price: | \$188,000 |
| Valuated PPSF: | \$161 |

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

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|--|-----|
| Number of units: | 742 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 23 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 32 |
| Number of sales over the last 6 months: | 18 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

Hollybrook Golf and Tennis Club
Address: 900 Hollybrook Dr,
Pembroke Pines, FL 33025,
Phone: +1 954-431-0600

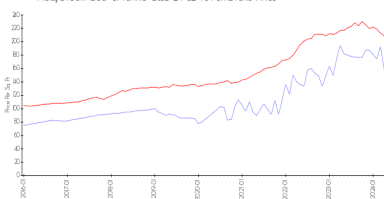
<http://www.hollybrook.com/>

Recent Sales

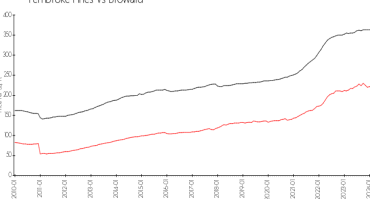
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 307 | 1,170 sq ft | Apr 2024 | \$188,000 | \$161 |
| 104 | 1,170 sq ft | Mar 2024 | \$265,500 | \$227 |
| 103 | 1,170 sq ft | Mar 2024 | \$192,000 | \$164 |
| 106 | 900 sq ft | Mar 2024 | \$166,500 | \$185 |
| 102 | 1,170 sq ft | Mar 2024 | \$215,000 | \$184 |

Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines

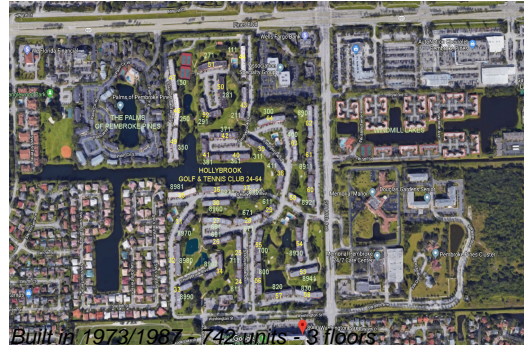


Pembroke Pines vs Broward



| | | | |
|--------------------------------------|---------------|-----------------|---------------|
| Hollybrook Golf & Tennis Club 24-52: | \$159/sq. ft. | Pembroke Pines: | \$209/sq. ft. |
| Pembroke Pines: | \$209/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale



| | |
|-------------------------------------|----|
| Hollybrook Golf & Tennis Club 24-52 | 3% |
| Pembroke Pines | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------------|---------|
| Hollybrook Golf & Tennis Club 24-52 | 59 days |
| Pembroke Pines | 54 days |
| Broward | 67 days |