

Unit 8-208 - Hollybrook Golf & Tennis Club 1-22

8-208 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | A11544249 |
| Status: | Active |
| Size: | 1,170 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View: | |
| List Price: | \$160,000 |
| List PPSF: | \$137 |
| Valuated Price: | \$205,000 |
| Valuated PPSF: | \$175 |

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: | 660 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 21 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 35 |
| Number of sales over the last 6 months: | 18 |
| Number of sales over the last 3 months: | 10 |

Building Association Information

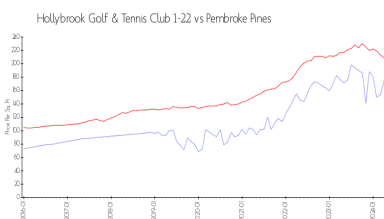
Hollybrook Golf and Tennis Club
Address: 900 Hollybrook Dr,
Pembroke Pines, FL 33025
Phone: +1 954-431-0600

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

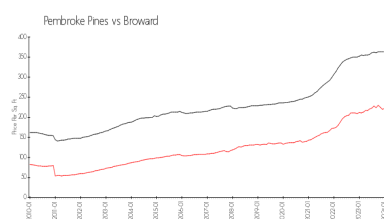
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 106 | 783 sq ft | Apr 2024 | \$96,000 | \$123 |
| 110 | 1,170 sq ft | Apr 2024 | \$249,000 | \$213 |
| 210 | 1,170 sq ft | Apr 2024 | \$230,000 | \$197 |
| 308 | 1,170 sq ft | Apr 2024 | \$215,000 | \$184 |
| 301 | 1,170 sq ft | Mar 2024 | \$230,000 | \$197 |
| 209 | 1,170 sq ft | Mar 2024 | \$178,000 | \$152 |
| 104 | 1,170 sq ft | Mar 2024 | \$173,500 | \$148 |
| 308 | 1,170 sq ft | Mar 2024 | \$180,000 | \$154 |
| 203 | 1,170 sq ft | Mar 2024 | \$190,000 | \$162 |

Market Information



Hollybrook Golf & Tennis Club 1-22: \$175/sq. ft.



Pembroke Pines: \$209/sq. ft.



Pembroke Pines: \$209/sq. ft. Broward: \$348/sq. ft.

Inventory for Sale

| | |
|------------------------------------|----|
| Hollybrook Golf & Tennis Club 1-22 | 3% |
| Pembroke Pines | 3% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------------|---------|
| Hollybrook Golf & Tennis Club 1-22 | 58 days |
| Pembroke Pines | 54 days |
| Broward | 67 days |