

# Unit 2-304 - Hollybrook Golf & Tennis Club 1-22

2-304 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number: A11576351  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$259,000  
 List PPSF: \$221  
 Valuated Price: \$207,000  
 Valuated PPSF: \$177

*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: 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

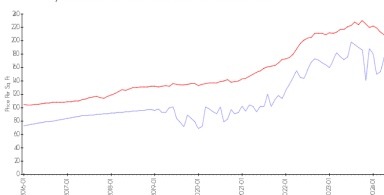
<http://www.hollybrook.com/>

## 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

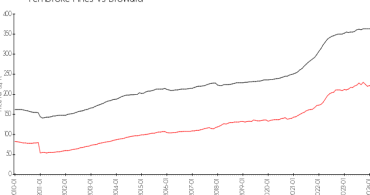
## Market Information

Hollybrook Golf & Tennis Club 1-22 vs Pembroke Pines



Hollybrook Golf & \$175/sq. ft.

Pembroke Pines vs Broward



Pembroke Pines: \$209/sq. ft.



Tennis Club 1-22:  
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