

Unit V504A - Hollybrook Tower

V504A - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11579130
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$169,999
List PPSF:	\$212
Valuated Price:	\$117,000
Valuated PPSF:	\$146

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:	160
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

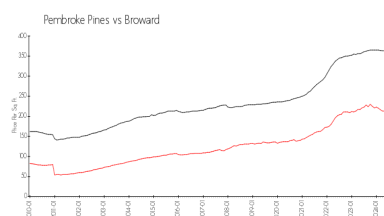
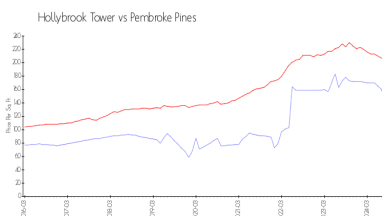
Hollybrook Golf and Tennis Club
Address: 900 Hollybrook Dr,
Pembroke Pines, FL 33025
Phone: +1 954-431-0600

<http://www.hollybrook.net/apts.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506A	800 sq ft	Sep 2024	\$94,000	\$118
404	800 sq ft	Aug 2024	\$96,000	\$120
101	800 sq ft	Jul 2024	\$138,000	\$173
420	800 sq ft	Jul 2024	\$115,000	\$144
311	800 sq ft	May 2024	\$135,000	\$169

Market Information



Hollybrook Tower:	\$144/sq. ft.	Pembroke Pines:	\$206/sq. ft.
Pembroke Pines:	\$206/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Hollybrook Tower	5%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hollybrook Tower
Pembroke Pines
Broward

82 days
63 days
72 days