

Unit V304 - Hollybrook Tower

V304 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11584501
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$109,900
List PPSF:	\$137
Valuated Price:	\$115,000
Valuated PPSF:	\$144

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:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

Building Association Information

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

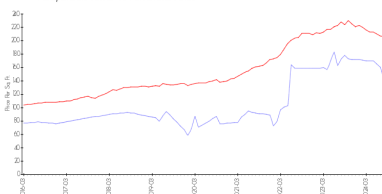
<http://www.hollybrook.net/apts.htm>

Recent Sales

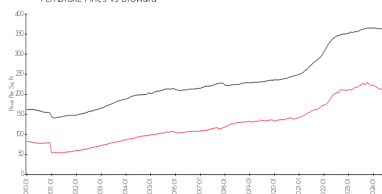
Unit #	Size	Closing Date	Sale Price	PPSF
416	800 sq ft	Sep 2024	\$82,500	\$103
506A	800 sq ft	Sep 2024	\$94,000	\$118
404	800 sq ft	Aug 2024	\$96,000	\$120
101	800 sq ft	Jul 2024	\$138,000	\$173
420	800 sq ft	Jul 2024	\$115,000	\$144

Market Information

Hollybrook Tower vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Tower:	\$144/sq. ft.	Pembroke Pines:	\$206/sq. ft.
Pembroke Pines:	\$206/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Hollybrook Tower	5%
Pembroke Pines	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Hollybrook Tower
Pembroke Pines
Broward

81 days
63 days
72 days