

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:	\$135,000
Valuated PPSF:	\$169

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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

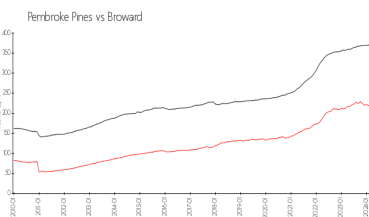
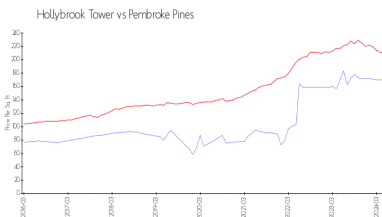
Hollybrook Golf and Tennis Club
 Address: 900 Hollybrook Dr,
 Pembroke Pines, FL 33025
 Phone: +1 954-431-0600

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	800 sq ft	May 2024	\$135,000	\$169
PH12	800 sq ft	Mar 2024	\$170,000	\$213
304A	800 sq ft	Jan 2024	\$165,000	\$206
203b	800 sq ft	Sep 2023	\$140,000	\$175
115	800 sq ft	Aug 2023	\$135,000	\$169

Market Information



Hollybrook Tower: \$170/sq. ft.
 Pembroke Pines: \$210/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

Hollybrook Tower	5%
Pembroke Pines	3%



Broward

4%

Avg. Time to Close Over Last 12 Months

Hollybrook Tower

41 days

Pembroke Pines

56 days

Broward

69 days