

# Unit 25-109 - Hollybrook Golf & Tennis Club 24-52

25-109 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11603362
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$291
Valuated Price:	\$191,000
Valuated PPSF:	\$163

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:	742
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	3%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Building Association Information

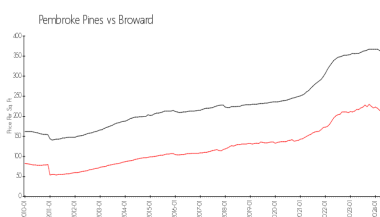
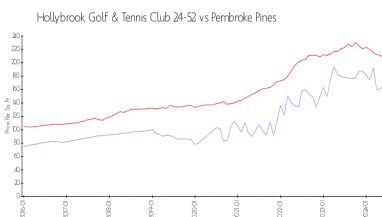
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025,  
 Phone: +1 954-431-0600

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

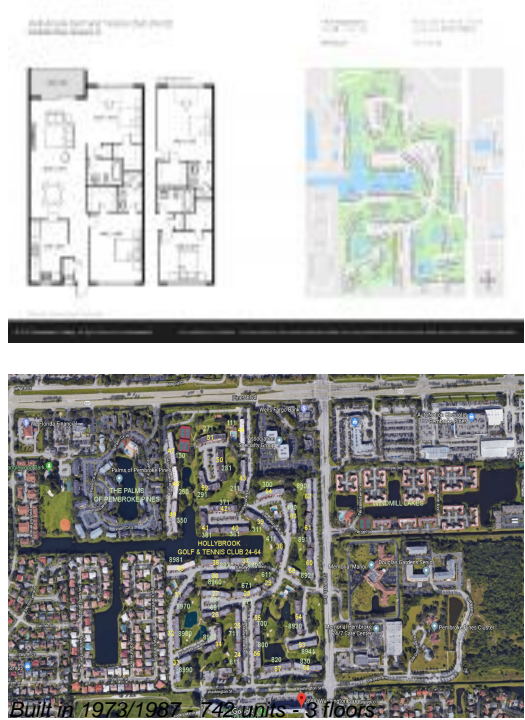
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,459 sq ft	May 2024	\$200,000	\$137
303	1,459 sq ft	May 2024	\$195,000	\$134
101	1,170 sq ft	May 2024	\$222,000	\$190
303	1,459 sq ft	May 2024	\$209,000	\$143
307	1,170 sq ft	Apr 2024	\$188,000	\$161
104	1,459 sq ft	Apr 2024	\$265,000	\$182

## Market Information



Hollybrook Golf & Tennis Club 24-52:	\$164/sq. ft.	Pembroke Pines:	\$205/sq. ft.
Pembroke Pines:	\$205/sq. ft.	Broward:	\$349/sq. ft.



### **Inventory for Sale**

Hollybrook Golf & Tennis Club 24-52	3%
Pembroke Pines	3%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Hollybrook Golf & Tennis Club 24-52	77 days
Pembroke Pines	58 days
Broward	70 days