

# Unit 14-107 - Hollybrook Golf & Tennis Club 1-22

14-107 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number: A11607747  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 1 Space, Additional Spaces Available, Open Space Parking  
 View:  
 List Price: \$175,000  
 List PPSF: \$150  
 Valuated Price: \$189,000  
 Valuated PPSF: \$162

*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: 17  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 32  
 Number of sales over the last 6 months: 16  
 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

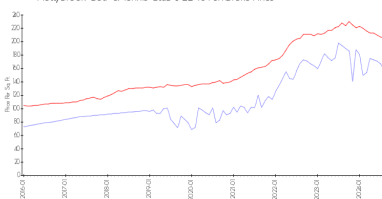
<http://www.hollybrook.com/>

## Recent Sales

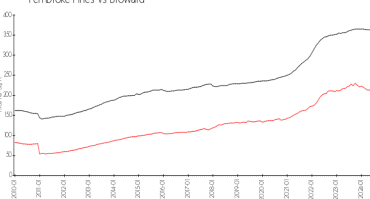
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 1,170 sq ft | Sep 2024     | \$269,000  | \$230 |
| 110    | 1,170 sq ft | Sep 2024     | \$250,000  | \$214 |
| 108    | 1,170 sq ft | Jul 2024     | \$220,000  | \$188 |
| 106    | 900 sq ft   | Jul 2024     | \$129,000  | \$143 |
| 205    | 1,050 sq ft | Jun 2024     | \$209,000  | \$199 |
| 110    | 1,170 sq ft | Jun 2024     | \$238,500  | \$204 |
| 204    | 1,170 sq ft | Jun 2024     | \$212,000  | \$181 |
| 304    | 1,170 sq ft | Jun 2024     | \$250,000  | \$214 |
| 208    | 1,170 sq ft | Jun 2024     | \$152,000  | \$130 |

## Market Information

Hollybrook Golf & Tennis Club 1-22 vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 1-22: \$163/sq. ft.  
 Pembroke Pines: \$206/sq. ft.

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



### **Inventory for Sale**

|                                    |    |
|------------------------------------|----|
| Hollybrook Golf & Tennis Club 1-22 | 3% |
| Pembroke Pines                     | 4% |
| Broward                            | 4% |

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

|                                    |         |
|------------------------------------|---------|
| Hollybrook Golf & Tennis Club 1-22 | 67 days |
| Pembroke Pines                     | 63 days |
| Broward                            | 72 days |