

# Unit 1-203 - Hollybrook Golf & Tennis Club 1-22

1-203 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number:	A11609964
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$235,000
List PPSF:	\$201
Valuated Price:	\$202,000
Valuated PPSF:	\$173

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:	22
Building inventory for sale:	3%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	9

## Building Association Information

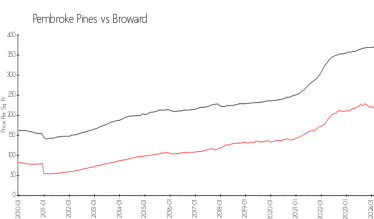
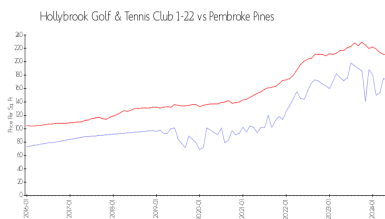
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,170 sq ft	Jun 2024	\$250,000	\$214
208	1,170 sq ft	Jun 2024	\$152,000	\$130
102	1,170 sq ft	May 2024	\$239,500	\$205
109	1,170 sq ft	May 2024	\$200,000	\$171
106	783 sq ft	Apr 2024	\$96,000	\$123
110	1,170 sq ft	Apr 2024	\$249,000	\$213
210	1,170 sq ft	Apr 2024	\$230,000	\$197
308	1,170 sq ft	Apr 2024	\$215,000	\$184

## Market Information



Hollybrook Golf & Tennis Club 1-22:	\$173/sq. ft.	Pembroke Pines:	\$210/sq. ft.
Pembroke Pines:	\$210/sq. ft.	Broward:	\$351/sq. ft.



### **Inventory for Sale**

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

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

Hollybrook Golf & Tennis Club 1-22	57 days
Pembroke Pines	57 days
Broward	69 days