

# Unit 38-108 - Hollybrook Golf & Tennis Club 24-52

38-108 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11610179  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Open Space Parking  
 View:  
 List Price: \$235,000  
 List PPSF: \$201  
 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

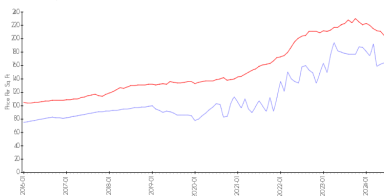
<http://www.hollybrook.com/>

## Recent Sales

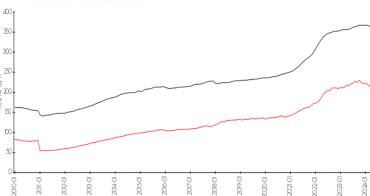
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,459 sq ft	May 2024	\$200,000	\$137
303	1,459 sq ft	May 2024	\$195,000	\$134
101	1,170 sq ft	May 2024	\$222,000	\$190
303	1,459 sq ft	May 2024	\$209,000	\$143
307	1,170 sq ft	Apr 2024	\$188,000	\$161
104	1,459 sq ft	Apr 2024	\$265,000	\$182

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines



Pembroke Pines vs Broward



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