

# Unit 44-105 - Hollybrook Golf & Tennis Club 24-52

44-105 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11666023
Status:	Closed
Size:	1,459 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$279,000
List PPSF:	\$191
Valuated Price:	\$196,000
Valuated PPSF:	\$134

*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:	45
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

## Building Association Information

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

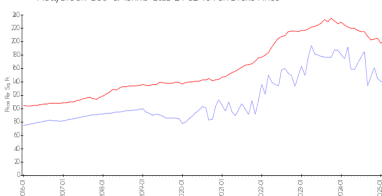
<http://www.hollybrook.com/>

## Recent Sales

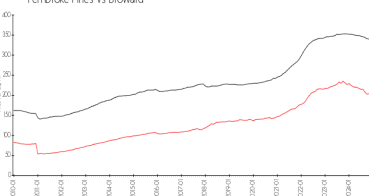
Unit #	Size	Closing Date	Sale Price	PPSF
308	1,170 sq ft	Apr 2025	\$160,000	\$137
304	1,170 sq ft	Feb 2025	\$125,000	\$107
105	1,459 sq ft	Jan 2025	\$275,000	\$188
303	1,170 sq ft	Dec 2024	\$125,000	\$107
106	900 sq ft	Dec 2024	\$145,000	\$161
101	1,550 sq ft	Dec 2024	\$212,000	\$137
201	1,170 sq ft	Dec 2024	\$224,000	\$191

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines

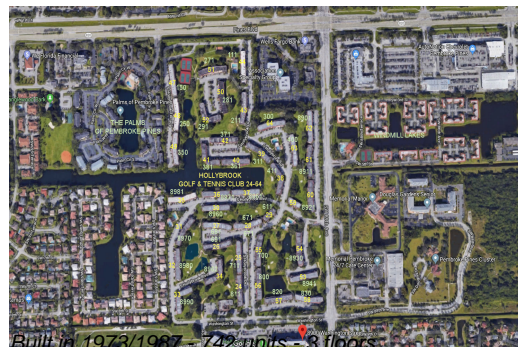


Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 24-52:	\$135/sq. ft.	Pembroke Pines:	\$195/sq. ft.
Pembroke Pines:	\$195/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale



Hollybrook Golf & Tennis Club 24-52	6%
Pembroke Pines	4%
Broward	5%

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

Hollybrook Golf & Tennis Club 24-52	93 days
Pembroke Pines	74 days
Broward	83 days