

# Unit 9-210 - Hollybrook Golf & Tennis Club 1-22

9-210 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number: A11678081  
 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: \$225,000  
 List PPSF: \$192  
 Valuated Price: \$192,000  
 Valuated PPSF: \$164

*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: 15  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

## Building Association Information

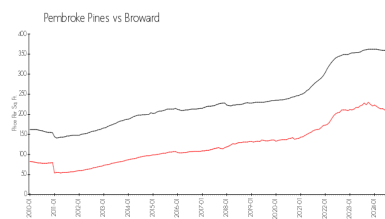
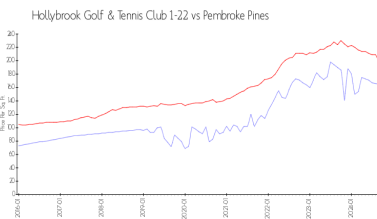
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-431-0600

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,170 sq ft	Nov 2024	\$225,000	\$192
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

## Market Information



Hollybrook Golf & Tennis Club 1-22:	\$165/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 1-22	2%
Pembroke Pines	4%



Broward

4%

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

Hollybrook Golf & Tennis Club 1-22

64 days

Pembroke Pines

66 days

Broward

74 days