

# Unit 28-210 - Hollybrook Golf & Tennis Club 24-52

28-210 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11686655  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$259,999  
 List PPSF: \$222  
 Valuated Price: \$158,000  
 Valuated PPSF: \$135

*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: 36  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 9  
 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

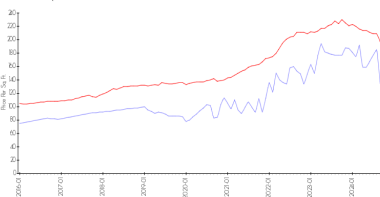
<http://www.hollybrook.com/>

## Recent Sales

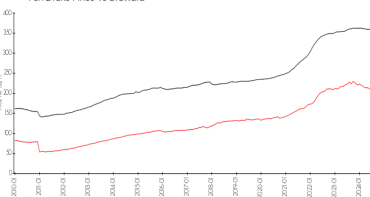
Unit #	Size	Closing Date	Sale Price	PPSF
201	1,170 sq ft	Nov 2024	\$150,000	\$128
109	1,170 sq ft	Nov 2024	\$250,000	\$214
106	900 sq ft	Sep 2024	\$85,000	\$94
307	1,459 sq ft	Sep 2024	\$250,000	\$171
308	1,550 sq ft	Aug 2024	\$290,000	\$187
105	900 sq ft	Aug 2024	\$205,000	\$228

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines



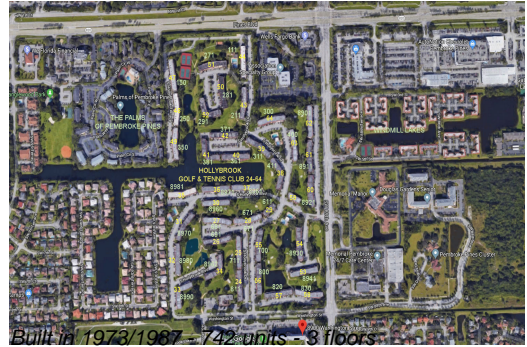
Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 24-52: \$135/sq. ft.  
 Pembroke Pines: \$197/sq. ft.  
 Pembroke Pines: \$197/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 24-52 5%



Pembroke Pines	4%
Broward	4%

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

Hollybrook Golf & Tennis Club 24-52	85 days
Pembroke Pines	66 days
Broward	74 days