

# Unit V506A - Hollybrook Tower

V506A - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11763340
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$175,000
List PPSF:	\$219
Valuated Price:	\$109,000
Valuated PPSF:	\$136

*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:	160
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

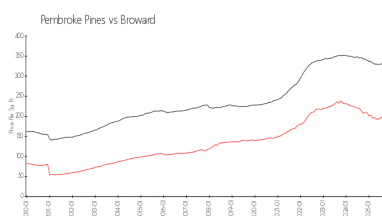
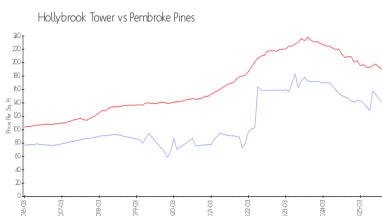
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

<https://www.hollybrook.net/apts.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403A	800 sq ft	Dec 2025	\$127,190	\$159
504A	800 sq ft	Jul 2025	\$128,000	\$160
203	800 sq ft	Jun 2025	\$102,000	\$128
207	800 sq ft	Apr 2025	\$110,000	\$138
304	800 sq ft	Mar 2025	\$90,000	\$113

## Market Information



Hollybrook Tower:	\$134/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Hollybrook Tower	6%
Pembroke Pines	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Hollybrook Tower	88 days
Pembroke Pines	74 days
Broward	88 days