

Unit V416 - Hollybrook Tower

V416 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11763370
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:	\$178,000
List PPSF:	\$223
Valuated Price:	\$108,000
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:	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

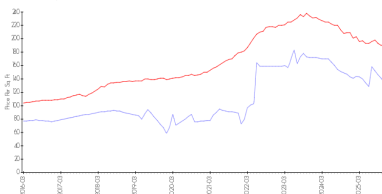
<https://www.hollybrook.net/apts.htm>

Recent Sales

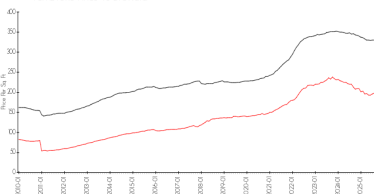
Unit #	Size	Closing Date	Sale Price	PPSF
403A	800 sq ft	Dec 2025	\$127,190	\$159
504A	800 sq ft	Jul 2025	\$128,000	\$160
203	800 sq ft	Jun 2025	\$102,000	\$128
207	800 sq ft	Apr 2025	\$110,000	\$138
304	800 sq ft	Mar 2025	\$90,000	\$113

Market Information

Hollybrook Tower vs Pembroke Pines



Pembroke Pines vs Broward



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



Built in 1982 - 160 units - 5 floors

Hollybrook Tower
Pembroke Pines
Broward

88 days
74 days
87 days