

# Unit V401A - Hollybrook Tower

V401A - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11944710             |
| Status:         | Active                |
| Size:           | 800 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$155,000             |
| List PPSF:      | \$194                 |
| Valuated Price: | \$111,000             |
| Valuated PPSF:  | \$139                 |

*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:      | 16  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

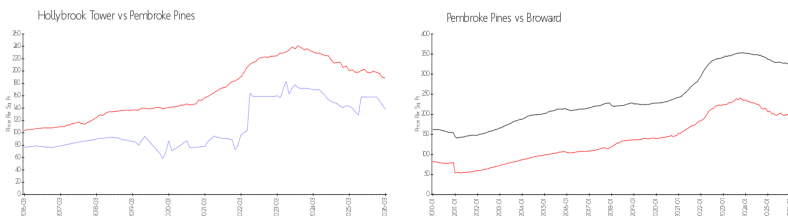
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

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

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| PH11   | 800 sq ft | Mar 2026     | \$150,000  | \$188 |
| 403A   | 800 sq ft | Dec 2025     | \$127,190  | \$159 |
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| 504A   | 800 sq ft | Jul 2025     | \$128,000  | \$160 |
| 504A   | 800 sq ft | Jul 2025     | \$128,000  | \$160 |

## Market Information



|                   |               |                 |               |
|-------------------|---------------|-----------------|---------------|
| Hollybrook Tower: | \$138/sq. ft. | Pembroke Pines: | \$189/sq. ft. |
| Pembroke Pines:   | \$189/sq. ft. | Broward:        | \$306/sq. ft. |

## Inventory for Sale

|                  |     |
|------------------|-----|
| Hollybrook Tower | 10% |
| Pembroke Pines   | 4%  |
| Broward          | 6%  |

## Avg. Time to Close Over Last 12 Months



|                  |          |
|------------------|----------|
| Hollybrook Tower | 112 days |
| Pembroke Pines   | 75 days  |
| Broward          | 89 days  |