

Unit 22-302 - Hollybrook Golf & Tennis Club 1-22

22-302 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

Unit Information

MLS Number: A11948433
 Status: Active
 Size: 1,170 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$184,500
 List PPSF: \$158
 Valuated Price: \$137,000
 Valuated PPSF: \$117

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: 33
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 10

Building Association Information

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

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

Recent Sales

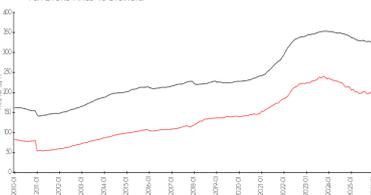
Unit #	Size	Closing Date	Sale Price	PPSF
205	1,050 sq ft	Mar 2026	\$108,000	\$103
201	1,170 sq ft	Mar 2026	\$115,000	\$98
203	1,170 sq ft	Mar 2026	\$172,000	\$147
101	1,170 sq ft	Mar 2026	\$120,000	\$103
309	1,170 sq ft	Mar 2026	\$153,000	\$131
309	1,170 sq ft	Mar 2026	\$153,000	\$131

Market Information

Hollybrook Golf & Tennis Club 1-22 vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 1-22:	\$116/sq. ft.	Pembroke Pines:	\$189/sq. ft.
Pembroke Pines:	\$189/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Hollybrook Golf & Tennis Club 1-22 5%



Pembroke Pines	4%
Broward	6%

Avg. Time to Close Over Last 12 Months

Hollybrook Golf & Tennis Club 1-22	133 days
Pembroke Pines	75 days
Broward	89 days