

# Unit 52-303 - Hollybrook Golf & Tennis Club 24-52

52-303 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	F10389575
Status:	Active
Size:	1,459 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Garden View,Golf View
List Price:	\$274,000
List PPSF:	\$188
Valuated Price:	\$234,000
Valuated PPSF:	\$160

*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:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	6

## Building Association Information

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

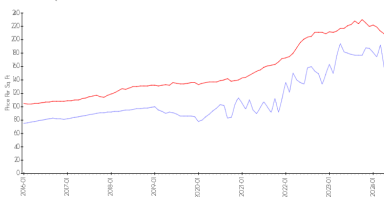
<http://www.hollybrook.com/>

## Recent Sales

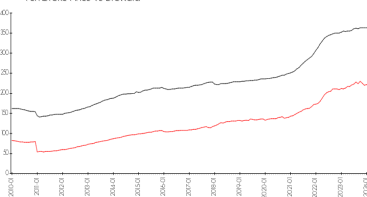
Unit #	Size	Closing Date	Sale Price	PPSF
307	1,170 sq ft	Apr 2024	\$188,000	\$161
104	1,170 sq ft	Mar 2024	\$265,500	\$227
103	1,170 sq ft	Mar 2024	\$192,000	\$164
106	900 sq ft	Mar 2024	\$166,500	\$185
102	1,170 sq ft	Mar 2024	\$215,000	\$184

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 24-52:	\$159/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale



Hollybrook Golf & Tennis Club 24-52	3%
Pembroke Pines	3%
Broward	3%

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

Hollybrook Golf & Tennis Club 24-52	59 days
Pembroke Pines	54 days
Broward	67 days