

# Unit V404 - Hollybrook Tower

V404 - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	F10418939
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	Golf View, Lake, Pool Area View
List Price:	\$109,000
List PPSF:	\$136
Valuated Price:	\$121,000
Valuated PPSF:	\$151

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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

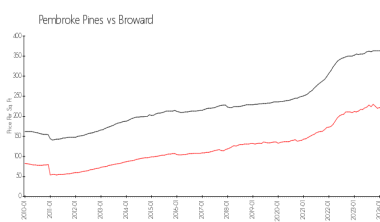
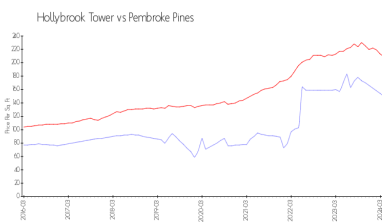
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-431-0600

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH12	800 sq ft	Mar 2024	\$170,000	\$213
304A	800 sq ft	Jan 2024	\$165,000	\$206
203b	800 sq ft	Sep 2023	\$140,000	\$175
115	800 sq ft	Aug 2023	\$135,000	\$169
403B	800 sq ft	Jul 2023	\$142,000	\$178
304a	800 sq ft	Jul 2023	\$90,000	\$113

## Market Information



Hollybrook Tower:	\$150/sq. ft.	Pembroke Pines:	\$209/sq. ft.
Pembroke Pines:	\$209/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Hollybrook Tower 6%



Pembroke Pines	3%
Broward	3%

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

Hollybrook Tower	45 days
Pembroke Pines	54 days
Broward	67 days