

# Unit V203A - Hollybrook Tower

V203A - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10437280                              |
| Status:         | Active                                 |
| Size:           | 800 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Golf View,Lake,Tennis Court View       |
| List Price:     | \$158,800                              |
| List PPSF:      | \$199                                  |
| Valuated Price: | \$134,000                              |
| Valuated PPSF:  | \$168                                  |

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:      | 8   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

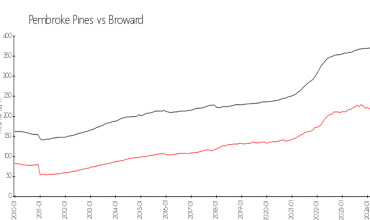
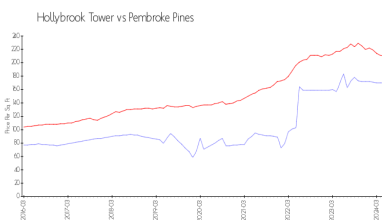
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-431-0600

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

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 311    | 800 sq ft | May 2024     | \$135,000  | \$169 |
| 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 |

## Market Information



Hollybrook Tower: \$170/sq. ft.  
 Pembroke Pines: \$210/sq. ft.

Pembroke Pines: \$210/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Hollybrook Tower | 5% |
| Pembroke Pines   | 3% |



Broward

4%

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

Hollybrook Tower

41 days

Pembroke Pines

56 days

Broward

69 days