

Unit 26-108 - Hollybrook Golf & Tennis Club 24-52

26-108 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10447541 |
| Status: | Active |
| Size: | 1,170 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Golf View |
| List Price: | \$214,800 |
| List PPSF: | \$184 |
| Valuated Price: | \$191,000 |
| Valuated PPSF: | \$163 |

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

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|--|-----|
| Number of units: | 742 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 31 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

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

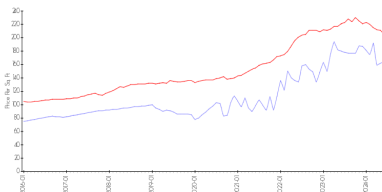
<http://www.hollybrook.com/>

Recent Sales

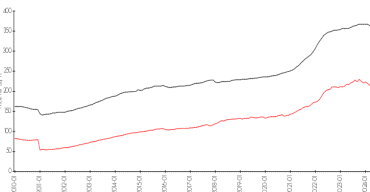
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 302 | 1,459 sq ft | May 2024 | \$200,000 | \$137 |
| 303 | 1,459 sq ft | May 2024 | \$195,000 | \$134 |
| 101 | 1,170 sq ft | May 2024 | \$222,000 | \$190 |
| 303 | 1,459 sq ft | May 2024 | \$209,000 | \$143 |
| 307 | 1,170 sq ft | Apr 2024 | \$188,000 | \$161 |
| 104 | 1,459 sq ft | Apr 2024 | \$265,000 | \$182 |

Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines

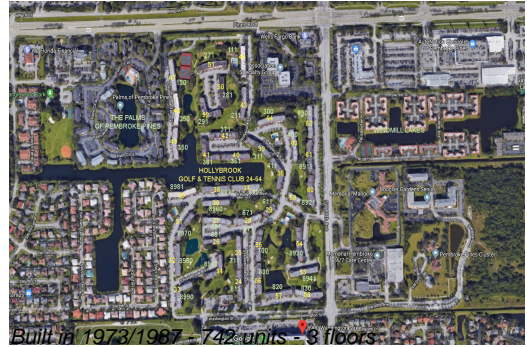


Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 24-52: \$164/sq. ft.
Pembroke Pines: \$205/sq. ft.

Pembroke Pines: \$205/sq. ft.
Broward: \$349/sq. ft.



Inventory for Sale

| | |
|-------------------------------------|----|
| Hollybrook Golf & Tennis Club 24-52 | 3% |
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------------|---------|
| Hollybrook Golf & Tennis Club 24-52 | 77 days |
| Pembroke Pines | 58 days |
| Broward | 70 days |