

# Unit 21-102 - Hollybrook Golf & Tennis Club 1-22

21-102 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number:	F10480460
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$248,500
List PPSF:	\$212
Valuated Price:	\$116,000
Valuated PPSF:	\$99

*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:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

## Building Association Information

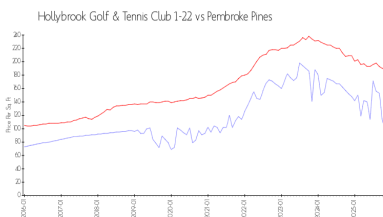
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

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

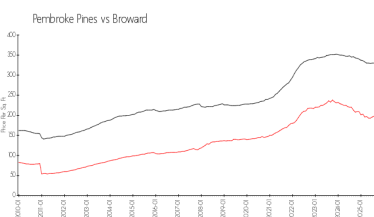
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,170 sq ft	Dec 2025	\$289,000	\$247
108	1,170 sq ft	Nov 2025	\$117,000	\$100
309	1,170 sq ft	Nov 2025	\$100,000	\$85
109	1,170 sq ft	Oct 2025	\$130,000	\$111
210	1,170 sq ft	Sep 2025	\$178,000	\$152
6-206	900 sq ft	Sep 2025	\$139,000	\$154

## Market Information



Hollybrook Golf & Tennis Club 1-22: \$100/sq. ft.  
Pembroke Pines: \$193/sq. ft.



Pembroke Pines: \$193/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 1-22 5%



Pembroke Pines	3%
Broward	4%

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

Hollybrook Golf & Tennis Club 1-22	113 days
Pembroke Pines	74 days
Broward	87 days