

Unit V306A - Hollybrook Tower

V306A - 8900 Washington Blvd, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: F10542236
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest
 View: Lake, Golf Course
 List Price: \$79,000
 List PPSF: \$99
 Valuated Price: \$102,000
 Valuated PPSF: \$128

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: 14
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

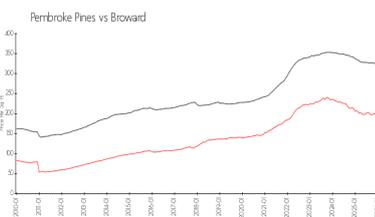
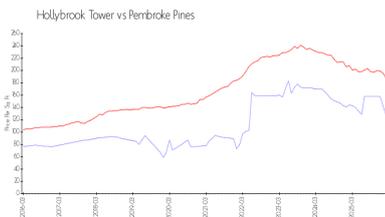
Hollybrook Golf and Tennis Club
 Address: 900 Hollybrook Dr,
 Pembroke Pines, FL 33025
 Phone: +1 954-431-0600

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403A	800 sq ft	Dec 2025	\$127,190	\$159
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504A	800 sq ft	Jul 2025	\$128,000	\$160
504A	800 sq ft	Jul 2025	\$128,000	\$160
203	800 sq ft	Jun 2025	\$102,000	\$128
203	800 sq ft	Jun 2025	\$102,000	\$128

Market Information



Hollybrook Tower: \$128/sq. ft.
 Pembroke Pines: \$188/sq. ft.

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 Broward: \$306/sq. ft.

Inventory for Sale

Hollybrook Tower: 9%
 Pembroke Pines: 4%
 Broward: 6%



Avg. Time to Close Over Last 12 Months

Hollybrook Tower	114 days
Pembroke Pines	75 days
Broward	89 days