

Unit 2-101 - Hollybrook Golf & Tennis Club 1-22

2-101 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

Unit Information

MLS Number:	F10551714
Status:	Active Under Contract
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Lake, Golf Course
List Price:	\$245,000
List PPSF:	\$209
Valuated Price:	\$135,000
Valuated PPSF:	\$115

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:	25
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	10

Building Association Information

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

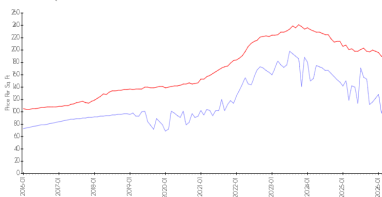
<https://www.hollybrook.com/>

Recent Sales

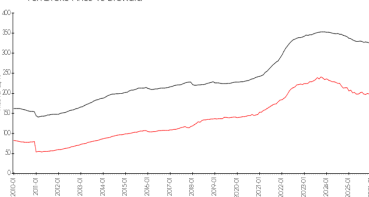
Unit #	Size	Closing Date	Sale Price	PPSF
205	1,050 sq ft	Mar 2026	\$108,000	\$103
201	1,170 sq ft	Mar 2026	\$115,000	\$98
203	1,170 sq ft	Mar 2026	\$172,000	\$147
101	1,170 sq ft	Mar 2026	\$120,000	\$103
309	1,170 sq ft	Mar 2026	\$153,000	\$131
309	1,170 sq ft	Mar 2026	\$153,000	\$131

Market Information

Hollybrook Golf & Tennis Club 1-22 vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 1-22: \$116/sq. ft.
Pembroke Pines: \$189/sq. ft.

Pembroke Pines: \$189/sq. ft.
Broward: \$306/sq. ft.

Inventory for Sale

Hollybrook Golf & Tennis Club 1-22 5%



Pembroke Pines	4%
Broward	6%

Avg. Time to Close Over Last 12 Months

Hollybrook Golf & Tennis Club 1-22	133 days
Pembroke Pines	75 days
Broward	89 days