

# Unit 31-308 - Hollybrook Golf & Tennis Club 24-52

31-308 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10552277         |
| Status:         | Active            |
| Size:           | 1,170 Sq ft.      |
| Bedrooms:       | 2                 |
| Full Bathrooms: | 2                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | Assigned, Guest   |
| View:           | Lake, Golf Course |
| List Price:     | \$135,000         |
| List PPSF:      | \$115             |
| Valuated Price: | \$142,000         |
| Valuated PPSF:  | \$121             |

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:                         | 742 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 42  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 16  |
| Number of sales over the last 3 months:  | 11  |

## Building Association Information

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

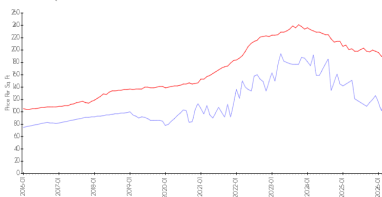
<https://www.hollybrook.com/>

## Recent Sales

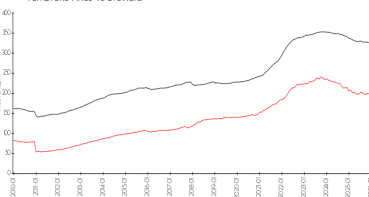
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 104    | 1,170 sq ft | Mar 2026     | \$121,000  | \$103 |
| 207    | 1,170 sq ft | Mar 2026     | \$155,000  | \$132 |
| 209    | 1,170 sq ft | Mar 2026     | \$157,000  | \$134 |
| 101    | 1,550 sq ft | Mar 2026     | \$235,000  | \$152 |
| 103    | 1,170 sq ft | Mar 2026     | \$93,500   | \$80  |
| 302    | 1,170 sq ft | Mar 2026     | \$80,000   | \$68  |
| 108    | 1,170 sq ft | Mar 2026     | \$197,000  | \$168 |

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines

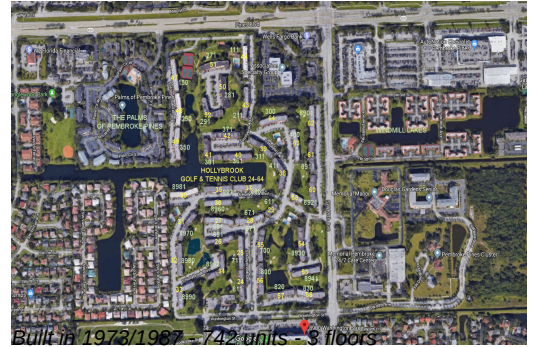


Pembroke Pines vs Broward



|                                      |               |                 |               |
|--------------------------------------|---------------|-----------------|---------------|
| Hollybrook Golf & Tennis Club 24-52: | \$120/sq. ft. | Pembroke Pines: | \$189/sq. ft. |
| Pembroke Pines:                      | \$189/sq. ft. | Broward:        | \$306/sq. ft. |

## Inventory for Sale



|                                     |    |
|-------------------------------------|----|
| Hollybrook Golf & Tennis Club 24-52 | 6% |
| Pembroke Pines                      | 4% |
| Broward                             | 6% |

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

|                                     |          |
|-------------------------------------|----------|
| Hollybrook Golf & Tennis Club 24-52 | 125 days |
| Pembroke Pines                      | 75 days  |
| Broward                             | 89 days  |