

Unit 38-204 - Hollybrook Golf & Tennis Club 24-52

38-204 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	RX-11009627
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$255,000
List PPSF:	\$218
Valuated Price:	\$158,000
Valuated PPSF:	\$135

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:	35
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Building Association Information

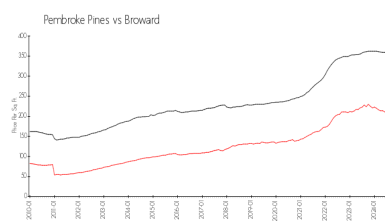
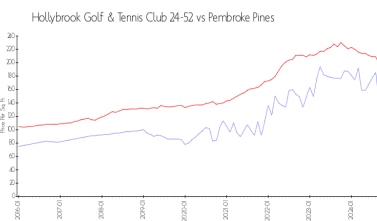
Hollybrook Golf and Tennis Club
 Address: 900 Hollybrook Dr,
 Pembroke Pines, FL 33025,
 Phone: +1 954-431-0600

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
110	1,170 sq ft	Nov 2024	\$161,500	\$138
201	1,170 sq ft	Nov 2024	\$150,000	\$128
109	1,170 sq ft	Nov 2024	\$250,000	\$214
106	900 sq ft	Sep 2024	\$85,000	\$94
307	1,459 sq ft	Sep 2024	\$250,000	\$171

Market Information



Hollybrook Golf & Tennis Club 24-52:	\$135/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Hollybrook Golf & Tennis Club 24-52	5%
Pembroke Pines	4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Hollybrook Golf & Tennis Club 24-52	86 days
Pembroke Pines	65 days
Broward	75 days