

# Unit 52-105 - Hollybrook Golf & Tennis Club 24-52

52-105 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	RX-11027873
Status:	Active
Size:	1,459 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Golf
List Price:	\$178,000
List PPSF:	\$122
Valuated Price:	\$213,000
Valuated PPSF:	\$146

*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:	40
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:	6

## Building Association Information

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

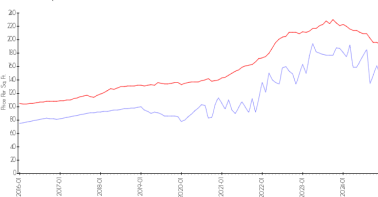
<http://www.hollybrook.com/>

## Recent Sales

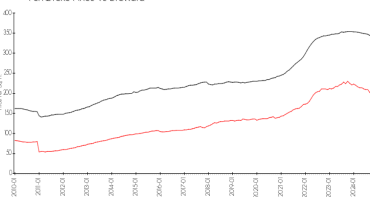
Unit #	Size	Closing Date	Sale Price	PPSF
303	1,170 sq ft	Dec 2024	\$125,000	\$107
101	1,550 sq ft	Dec 2024	\$212,000	\$137
201	1,170 sq ft	Dec 2024	\$224,000	\$191
110	1,170 sq ft	Nov 2024	\$161,500	\$138
201	1,170 sq ft	Nov 2024	\$150,000	\$128
109	1,170 sq ft	Nov 2024	\$250,000	\$214

## Market Information

Hollybrook Golf & Tennis Club 24-52 vs Pembroke Pines



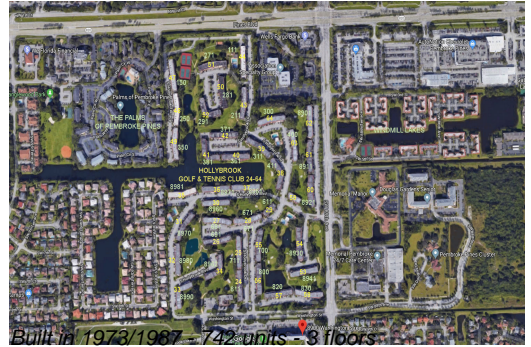
Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 24-52:	\$147/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Hollybrook Golf & Tennis Club 24-52 5%



Pembroke Pines	4%
Broward	5%

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

Hollybrook Golf & Tennis Club 24-52	91 days
Pembroke Pines	71 days
Broward	78 days