

# Unit 38-207 - Hollybrook Golf & Tennis Club 24-52

38-207 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11561509
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$249,900
List PPSF:	\$214
Valuated Price:	\$186,000
Valuated PPSF:	\$159

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:	24
Building inventory for sale:	3%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	7

## Building Association Information

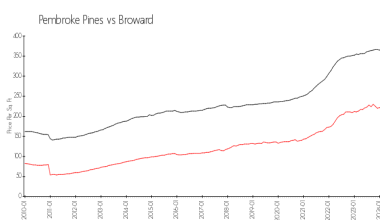
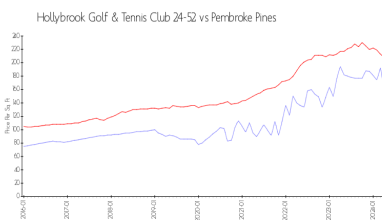
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025,  
 Phone: +1 954-431-0600

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

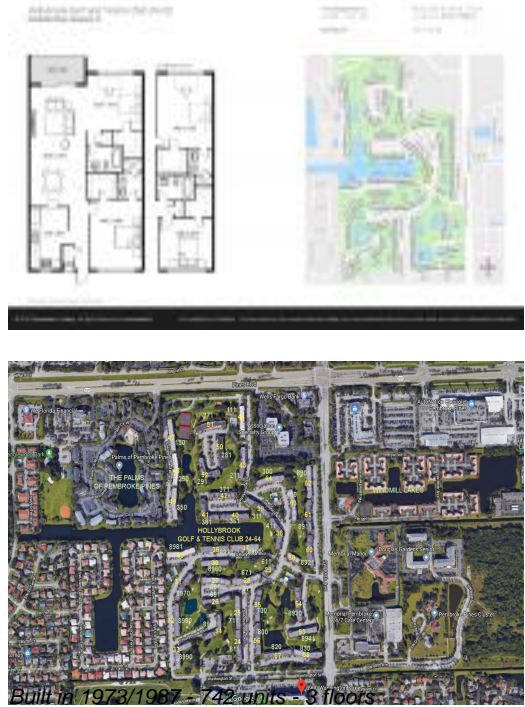
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,459 sq ft	May 2024	\$209,000	\$143
307	1,170 sq ft	Apr 2024	\$188,000	\$161
104	1,170 sq ft	Mar 2024	\$265,500	\$227
103	1,170 sq ft	Mar 2024	\$192,000	\$164
106	900 sq ft	Mar 2024	\$166,500	\$185
102	1,170 sq ft	Mar 2024	\$215,000	\$184

## Market Information



Hollybrook Golf & Tennis Club 24-52:	\$159/sq. ft.	Pembroke Pines:	\$208/sq. ft.
Pembroke Pines:	\$208/sq. ft.	Broward:	\$351/sq. ft.



### **Inventory for Sale**

Hollybrook Golf & Tennis Club 24-52	3%
Pembroke Pines	3%
Broward	4%

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

Hollybrook Golf & Tennis Club 24-52	69 days
Pembroke Pines	55 days
Broward	67 days