

# Unit 24-203 - Hollybrook Golf & Tennis Club 24-52

24-203 - 150-350 S Hollybrook Ter, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: F10432795  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Golf View  
 List Price: \$195,000  
 List PPSF: \$167  
 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

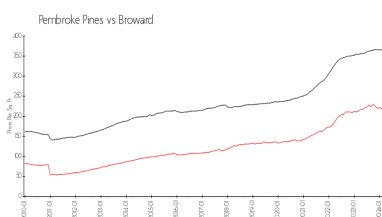
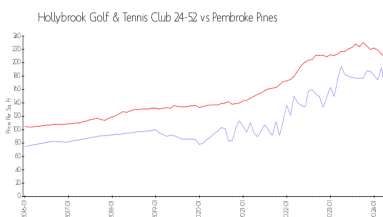
Hollybrook Golf and Tennis Club  
 Address: 900 Hollybrook Dr,  
 Pembroke Pines, FL 33025,  
 Phone: +1 954-431-0600

<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