

# Unit 2-204 - Hollybrook Golf & Tennis Club 1-22

2-204 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

## Unit Information

MLS Number:	F10436308
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Golf View,Lake
List Price:	\$228,800
List PPSF:	\$196
Valuated Price:	\$205,000
Valuated PPSF:	\$175

*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:	660
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	9

## Building Association Information

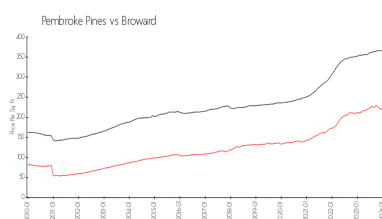
Hollybrook Golf and Tennis Club  
Address: 900 Hollybrook Dr,  
Pembroke Pines, FL 33025  
Phone: +1 954-431-0600

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	783 sq ft	Apr 2024	\$96,000	\$123
110	1,170 sq ft	Apr 2024	\$249,000	\$213
210	1,170 sq ft	Apr 2024	\$230,000	\$197
308	1,170 sq ft	Apr 2024	\$215,000	\$184
301	1,170 sq ft	Mar 2024	\$230,000	\$197
209	1,170 sq ft	Mar 2024	\$178,000	\$152
104	1,170 sq ft	Mar 2024	\$173,500	\$148
308	1,170 sq ft	Mar 2024	\$180,000	\$154
203	1,170 sq ft	Mar 2024	\$190,000	\$162

## Market Information



Hollybrook Golf & Tennis Club 1-22: \$175/sq. ft.

Pembroke Pines: \$208/sq. ft.



Pembroke Pines: \$208/sq. ft.      Broward: \$351/sq. ft.

### **Inventory for Sale**

Hollybrook Golf & Tennis Club 1-22	3%
Pembroke Pines	3%
Broward	4%

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

Hollybrook Golf & Tennis Club 1-22	57 days
Pembroke Pines	55 days
Broward	67 days