

Unit 7-304 - Hollybrook Golf & Tennis Club 1-22

7-304 - 9920-9923 S Hollybrook Lake Dr, Pembroke Pines, FL, Broward 33028

Unit Information

MLS Number:	F10436693
Status:	Active
Size:	1,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View, Golf View
List Price:	\$264,000
List PPSF:	\$247
Valuated Price:	\$204,000
Valuated PPSF:	\$174

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:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	30
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	10

Building Association Information

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

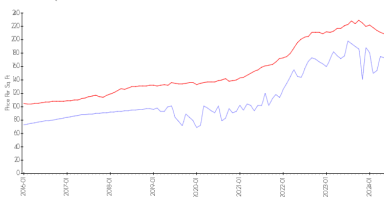
<http://www.hollybrook.com/>

Recent Sales

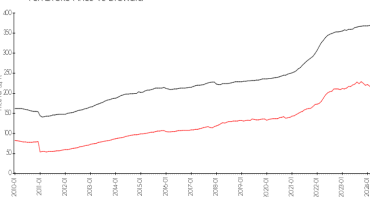
Unit #	Size	Closing Date	Sale Price	PPSF
109	1,170 sq ft	May 2024	\$200,000	\$171
106	783 sq ft	Apr 2024	\$96,000	\$123
110	1,170 sq ft	Apr 2024	\$249,000	\$213
210	1,170 sq ft	Apr 2024	\$230,000	\$197
308	1,170 sq ft	Apr 2024	\$215,000	\$184

Market Information

Hollybrook Golf & Tennis Club 1-22 vs Pembroke Pines



Pembroke Pines vs Broward



Hollybrook Golf & Tennis Club 1-22: \$173/sq. ft.
Pembroke Pines: \$209/sq. ft.

Pembroke Pines: \$209/sq. ft.
Broward: \$353/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	58 days
Pembroke Pines	56 days
Broward	68 days