

Unit 401 SW 85th Ave # 108 - Heron Pond

401 SW 85th Ave # 108 - 8343-8471 SW 1 St, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11455652
 Status: Active
 Size: 1,113 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$260,000
 List PPSF: \$234
 Valuated Price: \$200,000
 Valuated PPSF: \$180

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: 304
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

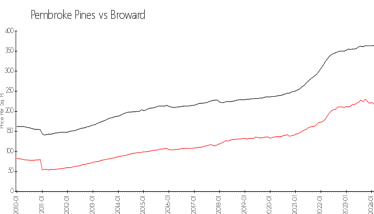
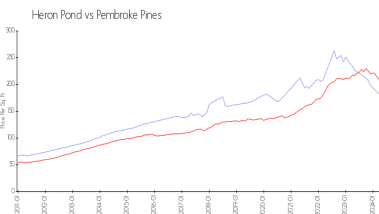
Building Association Information

Heron Pond
 Address: 8320 SW 1st St,
 Pembroke Pines, FL 33025
 Phone: +1 954-251-2593

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,033 sq ft	Dec 2023	\$206,000	\$199
208	772 sq ft	Nov 2023	\$105,000	\$136
203	1,033 sq ft	Oct 2023	\$220,000	\$213
107	836 sq ft	Aug 2023	\$212,000	\$254
202	954 sq ft	May 2023	\$185,000	\$194

Market Information



Heron Pond: \$181/sq. ft.
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.

Inventory for Sale

Heron Pond: 4%
 Pembroke Pines: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Heron Pond	59 days
Pembroke Pines	54 days
Broward	67 days