

# Unit 420 SW 83rd Way # 204 - Heron Pond

420 SW 83rd Way # 204 - 8343-8471 SW 1 St, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11455738  
 Status: Active  
 Size: 772 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$145,000  
 List PPSF: \$188  
 Valuated Price: \$140,000  
 Valuated PPSF: \$181

*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

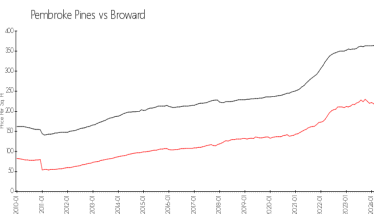
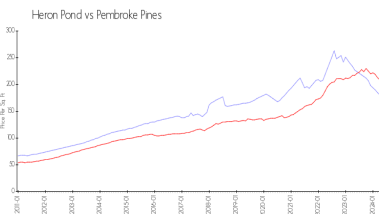
## Building Association Information

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