

# Unit 2307 - Marquesa (The)

2307 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11485946  
 Status: Active  
 Size: 1,130 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$310  
 Valuated Price: \$337,000  
 Valuated PPSF: \$278

*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: 468  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

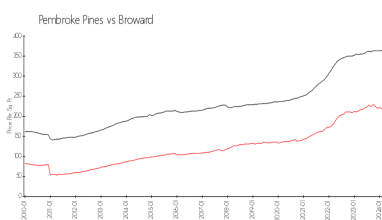
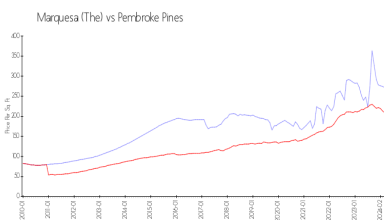
The Marquesa  
 Address: 145 SW 117th Ter,  
 Pembroke Pines, FL 33025  
 Phone: +1 (954) 437-9614

<https://www.marquesacondos.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 19204  | 1,130 sq ft | Apr 2024     | \$342,000  | \$303 |
| 15-307 | 1,130 sq ft | Apr 2024     | \$338,000  | \$299 |
| 21206  | 867 sq ft   | Apr 2024     | \$260,000  | \$300 |
| 20-101 | 1,130 sq ft | Jan 2024     | \$345,000  | \$305 |
| 304    | 858 sq ft   | Jan 2024     | \$294,500  | \$343 |
| 10303  | 1,130 sq ft | Jan 2024     | \$300,000  | \$265 |

## Market Information



Marquesa (The): \$272/sq. ft.  
 Pembroke Pines: \$209/sq. ft.  
 Pembroke Pines: \$209/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Marquesa (The) 1%



|                |    |
|----------------|----|
| Pembroke Pines | 3% |
| Broward        | 3% |

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

|                |         |
|----------------|---------|
| Marquesa (The) | 30 days |
| Pembroke Pines | 54 days |
| Broward        | 67 days |