

# Unit 11108 - Marquesa (The)

11108 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11526909
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$386,000
List PPSF:	\$290
Valuated Price:	\$449,000
Valuated PPSF:	\$272

*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:	9
Building inventory for sale:	1%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

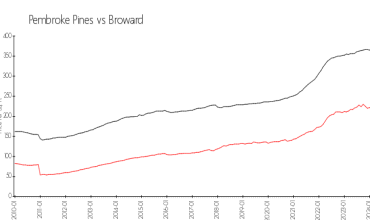
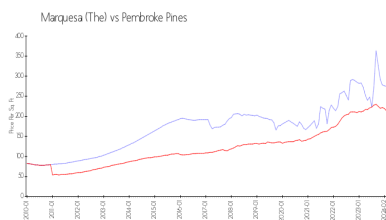
The Marquesa  
Address: 145 SW 117th Ter,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 437-9614

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

## Inventory for Sale

Marquesa (The)	2%
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Pembroke Pines	3%
Broward	4%

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

Marquesa (The)	28 days
Pembroke Pines	55 days
Broward	67 days