

Unit 7304 - Marquesa (The)

7304 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11544183
 Status: Active
 Size: 690 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking

View:
 List Price: \$310,000
 List PPSF: \$449
 Valuated Price: \$198,000
 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

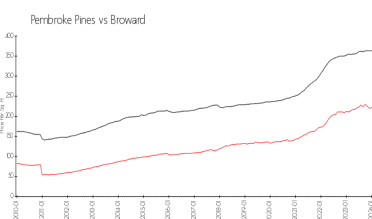
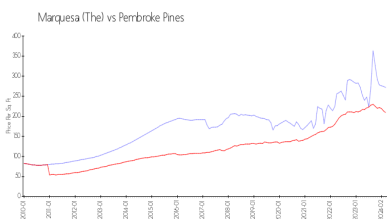
The Marquesa
 Address: 145 SW 117th Ter,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 437-9614

<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.

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 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