

Unit 8204 - Marquesa (The)

8204 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11583579 |
| Status: | Active |
| Size: | 810 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$310,000 |
| List PPSF: | \$383 |
| Valuated Price: | \$218,000 |
| Valuated PPSF: | \$254 |

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

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|--|-----|
| 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: | 20 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

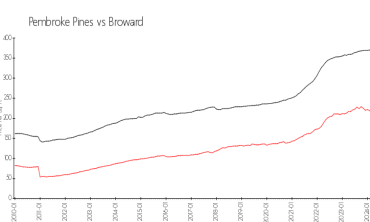
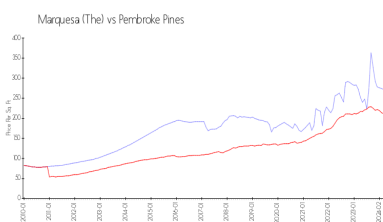
The Marquesa
Address: 145 SW 117th Ter,
Pembroke Pines, FL 33025
Phone: +1 (954) 437-9614

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 21302 | 1,130 sq ft | Jun 2024 | \$295,000 | \$261 |
| 306 | | May 2024 | \$295,000 | |
| 21104 | 810 sq ft | May 2024 | \$305,500 | \$377 |
| 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 |

Market Information



Marquesa (The): \$252/sq. ft.
Pembroke Pines: \$210/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Marquesa (The) 2%



| | |
|----------------|----|
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Marquesa (The) | 33 days |
| Pembroke Pines | 57 days |
| Broward | 69 days |