

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

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

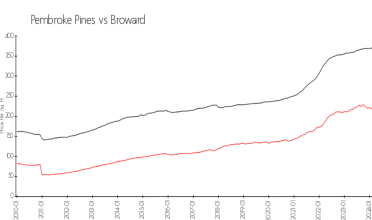
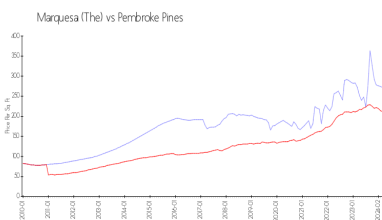
The Marquesa
 Address: 145 SW 117th Ter,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 437-9614

<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.
Pembroke Pines:	\$210/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)	33 days
Pembroke Pines	56 days
Broward	69 days