

Unit 11204 - Marquesa (The)

11204 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11602944
 Status: Active Under Contract
 Size: 1,130 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$350,000
 List PPSF: \$310
 Valuated Price: \$354,000
 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

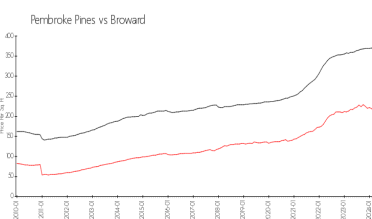
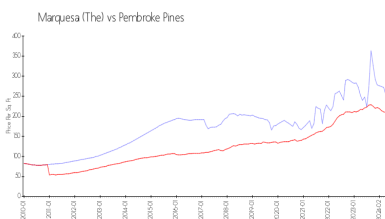
The Marquesa
 Address: 145 SW 117th Ter,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 437-9614

<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.

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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	56 days
Broward	69 days