

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:	\$365,000
Valuated PPSF:	\$262

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Building Association Information

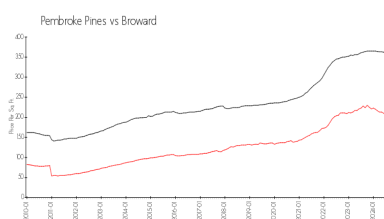
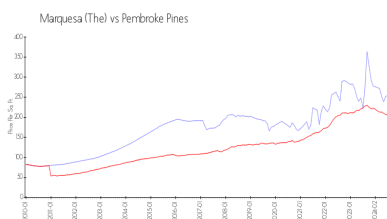
The Marquesa
Address: 145 SW 117th Ter,
Pembroke Pines, FL 33025
Phone: +1 (954) 437-9614

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,130 sq ft	Sep 2024	\$340,000	\$301
7304	690 sq ft	Aug 2024	\$280,000	\$406
8204	810 sq ft	Aug 2024	\$290,000	\$358
17306	690 sq ft	Aug 2024	\$250,000	\$362
14206	1,130 sq ft	Jul 2024	\$352,500	\$312

Market Information



Marquesa (The): \$260/sq. ft.
Pembroke Pines: \$206/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Marquesa (The)	1%
Pembroke Pines	4%
Broward	4%



Built in 1999 - 21 blocks ~468 units - 3 floors

Avg. Time to Close Over Last 12 Months

Marquesa (The)	43 days
Pembroke Pines	63 days
Broward	72 days