

# Unit 301 Palm Way # 304 - Palms of Pembroke

301 Palm Way # 304 - 200-450 Palm Cir W, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11612828
Status:	Active
Size:	881 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$250,000
List PPSF:	\$284
Valuated Price:	\$239,000
Valuated PPSF:	\$271

*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:	348
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

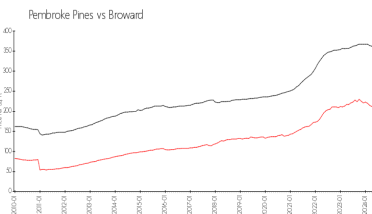
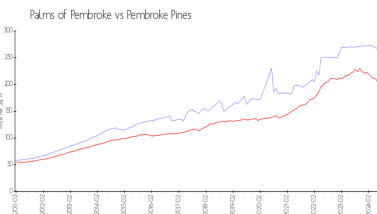
## Building Association Information

Palms of Pembroke Pines  
 Address: 9450 Palm Cir N,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-450-5800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	881 sq ft	Apr 2024	\$240,000	\$272
305	739 sq ft	Mar 2024	\$205,000	\$277
106	1,016 sq ft	Feb 2024	\$288,000	\$283
105	558 sq ft	Dec 2023	\$203,500	\$365
104	881 sq ft	Nov 2023	\$270,000	\$306

## Market Information



Palms of Pembroke: \$267/sq. ft.  
 Pembroke Pines: \$205/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Palms of Pembroke	1%
Pembroke Pines	3%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Palms of Pembroke	46 days
Pembroke Pines	58 days
Broward	70 days