

# Unit 8320 SW 1st St # 102 - Heron Pond

8320 SW 1st St # 102 - 8343-8471 SW 1 St, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11613606  
 Status: Active  
 Size: 1,033 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,300  
 List PPSF: \$2  
 Valuated Price: \$180,000  
 Valuated PPSF: \$174

*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.*

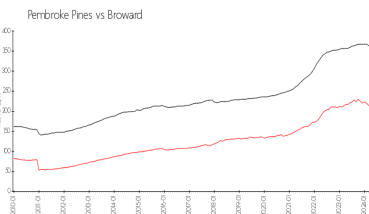
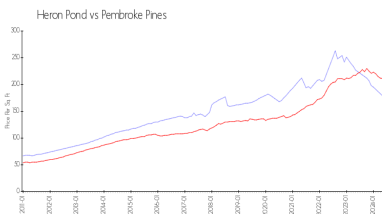
## Building Information

Number of units: 304  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Heron Pond  
 Address: 8320 SW 1st St,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-251-2593

## Market Information



Heron Pond: \$175/sq. ft.      Pembroke Pines: \$205/sq. ft.  
 Pembroke Pines: \$205/sq. ft.      Broward: \$349/sq. ft.

## Inventory for Sale

Heron Pond: 5%  
 Pembroke Pines: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Heron Pond: 64 days  
 Pembroke Pines: 58 days  
 Broward: 70 days

