

# Unit 2307 - Marquesa (The)

2307 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11621694
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$350,000
List PPSF:	\$310
Valuated Price:	\$295,000
Valuated PPSF:	\$243

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

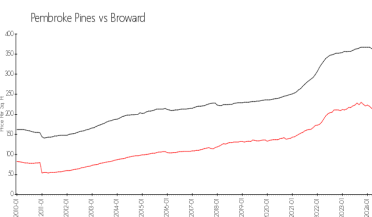
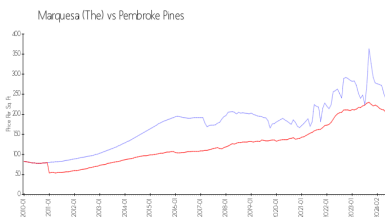
The Marquesa  
 Address: 145 SW 117th Ter,  
 Pembroke Pines, FL 33025  
 Phone: +1 (954) 437-9614

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14206	1,130 sq ft	Jul 2024	\$352,500	\$312
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):	\$239/sq. ft.	Pembroke Pines:	\$205/sq. ft.
Pembroke Pines:	\$205/sq. ft.	Broward:	\$349/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	58 days
Broward	70 days