

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: A11622457
 Status: Active
 Size: 1,033 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Guest Parking
 View:
 List Price: \$234,900
 List PPSF: \$227
 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

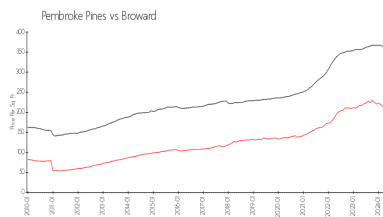
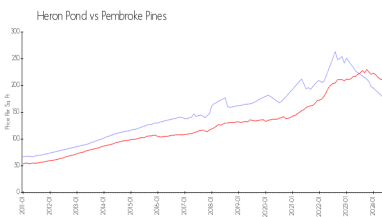
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,033 sq ft	Dec 2023	\$206,000	\$199
208	772 sq ft	Nov 2023	\$105,000	\$136
203	1,033 sq ft	Oct 2023	\$220,000	\$213
107	836 sq ft	Aug 2023	\$212,000	\$254

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
Pembroke Pines
Broward

64 days
58 days
70 days