

Unit 8103 - Marquesa (The)

8103 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11657527
Status:	Active
Size:	810 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$309,500
List PPSF:	\$382
Valuated Price:	\$241,000
Valuated PPSF:	\$281

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:	9
Building inventory for sale:	1%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Building Association Information

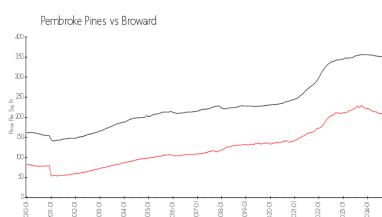
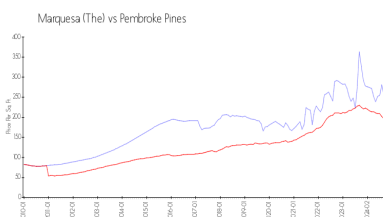
The Marquesa
Address: 145 SW 117th Ter,
Pembroke Pines, FL 33025
Phone: +1 (954) 437-9614

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4308	1,130 sq ft	Nov 2024	\$330,000	\$292
16207	1,130 sq ft	Oct 2024	\$314,000	\$278
14305		Oct 2024	\$340,000	
16107	1,130 sq ft	Oct 2024	\$335,000	\$296
11204	1,130 sq ft	Oct 2024	\$350,000	\$310

Market Information



Marquesa (The):	\$281/sq. ft.	Pembroke Pines:	\$199/sq. ft.
Pembroke Pines:	\$199/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Marquesa (The)	2%
Pembroke Pines	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Marquesa (The)	45 days
Pembroke Pines	68 days
Broward	77 days