

# 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: 10  
 Building inventory for sale: 2%  
 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

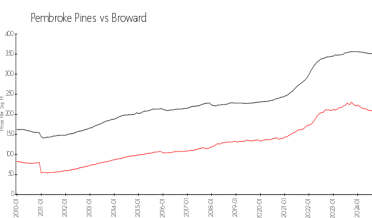
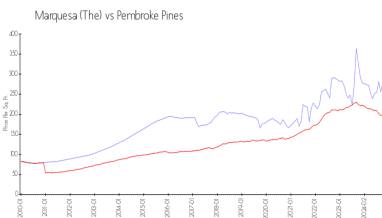
The Marquesa  
 Address: 145 SW 117th Ter,  
 Pembroke Pines, FL 33025  
 Phone: +1 (954) 437-9614

<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 |