

# Unit 9106 - Marquesa (The)

9106 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11673091  
 Status: Active  
 Size: 690 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$310,000  
 List PPSF: \$449  
 Valuated Price: \$200,000  
 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: 8  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Building Association Information

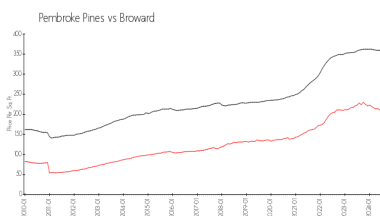
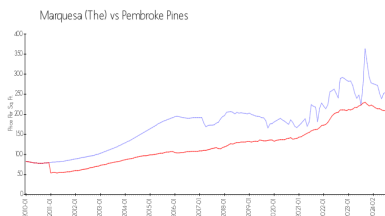
The Marquesa  
 Address: 145 SW 117th Ter,  
 Pembroke Pines, FL 33025  
 Phone: +1 (954) 437-9614

<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: \$197/sq. ft.  
 Pembroke Pines: \$197/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Marquesa (The)  
Pembroke Pines  
Broward

46 days  
65 days  
75 days