

Unit 765 NW 91st Ter - Colonnades (The)

765 NW 91st Ter - 702-896 NW 92 Ave, Plantation, FL, Broward 33324

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | A11676959 |
| Status: | Active |
| Size: | 1,515 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | |
| List Price: | \$365,000 |
| List PPSF: | \$241 |
| Valuated Price: | \$370,000 |
| Valuated PPSF: | \$244 |

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

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|--|-----|
| Number of units: | 230 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

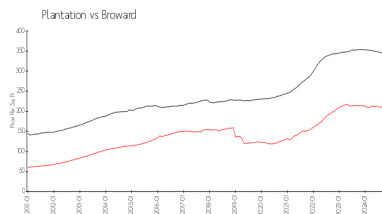
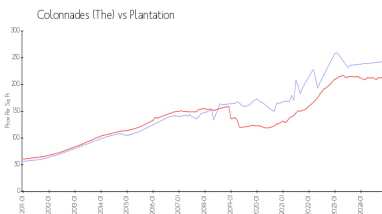
Building Association Information

Colonnades
 Address: 701 NW 91st Terrace,
 Plantation, FL 33324
 Phone: +1 954-622-8180

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 735 | 1,097 sq ft | Jan 2025 | \$285,000 | \$260 |
| 842 | 1,097 sq ft | Jun 2024 | \$255,000 | \$232 |
| 730 | 1,097 sq ft | May 2024 | \$299,000 | \$273 |
| 804 | 805 sq ft | Mar 2024 | \$232,000 | \$288 |

Market Information



Colonnades (The): \$245/sq. ft.
 Plantation: \$215/sq. ft.

Plantation: \$215/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| Colonnades (The) | 3% |
| Plantation | 2% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Colonnades (The) | 57 days |
| Plantation | 60 days |
| Broward | 78 days |

