

# Unit 13305 - Marquesa (The)

13305 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11855582             |
| Status:         | Active                |
| Size:           | 810 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$310,000             |
| List PPSF:      | \$383                 |
| Valuated Price: | \$218,000             |
| Valuated PPSF:  | \$254                 |

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:      | 13  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

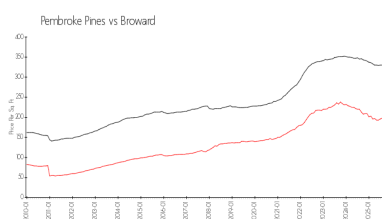
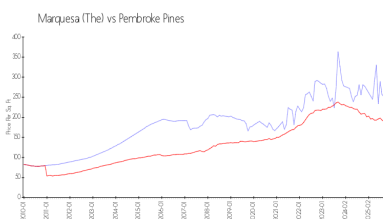
The Marquesa  
Address: 145 SW 117th Ter,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 437-9614

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 6102   | 1,130 sq ft | Nov 2025     | \$315,000  | \$279 |
| 5306   | 1,130 sq ft | Nov 2025     | \$322,000  | \$285 |
| 6107   | 1,130 sq ft | Sep 2025     | \$310,000  | \$274 |
| 20206  | 810 sq ft   | Aug 2025     | \$250,000  | \$309 |
| 22106  | 1,130 sq ft | Jul 2025     | \$355,000  | \$314 |
| 7207   | 1,130 sq ft | Jul 2025     | \$260,000  | \$230 |

## Market Information



Marquesa (The): \$250/sq. ft.  
Pembroke Pines: \$193/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Marquesa (The) | 3% |
| Pembroke Pines | 3% |
| Broward        | 4% |



**Avg. Time to Close Over Last 12 Months**

|                |         |
|----------------|---------|
| Marquesa (The) | 65 days |
| Pembroke Pines | 74 days |
| Broward        | 88 days |