

Unit 10425 NW 7th St # 204 - Bella Grand

10425 NW 7th St # 204 - 700-855 NW 103 Ter, Pembroke Pines, FL, Broward 33026

Unit Information

MLS Number:	A11901077
Status:	Active
Size:	932 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$275,000
List PPSF:	\$295
Valuated Price:	\$253,000
Valuated PPSF:	\$271

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:	208
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
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

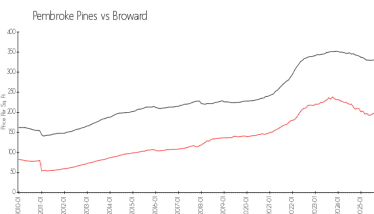
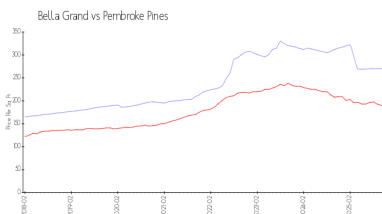
Bella Grand
Address: 10495 NW 7th St,
Pembroke Pines, FL 33026
Phone: +1 954-431-1320

<https://www.bellagrandcondo.com/management-team>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	914 sq ft	Dec 2025	\$280,000	\$306
102	914 sq ft	Apr 2025	\$245,000	\$268
203	932 sq ft	Mar 2025	\$280,000	\$300
202	932 sq ft	Jan 2025	\$299,000	\$321

Market Information

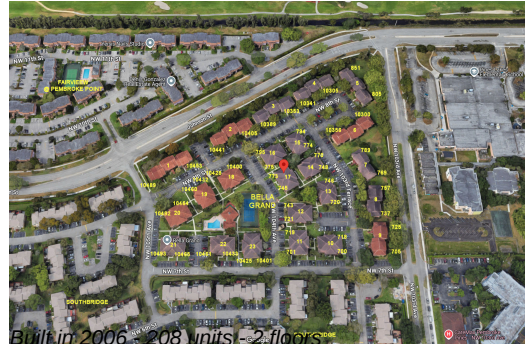


Bella Grand:	\$271/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Bella Grand	1%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Bella Grand
Pembroke Pines
Broward

37 days
74 days
88 days