

Unit 7305 - Marquesa (The)

7305 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11905849
Status:	Active
Size:	690 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$299,999
List PPSF:	\$435
Valuated Price:	\$181,000
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

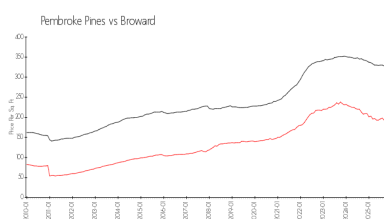
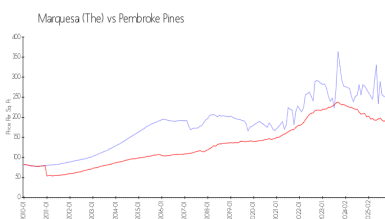
The Marquesa
Address: 145 SW 117th Ter,
Pembroke Pines, FL 33025
Phone: +1 (954) 437-9614

<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