

Unit 2303 - Marquesa (The)

2303 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11952346
Status:	Active
Size:	690 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$235,000
List PPSF:	\$341
Valuated Price:	\$175,000
Valuated PPSF:	\$245

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:	14
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

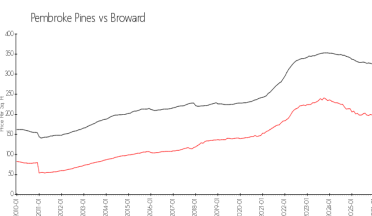
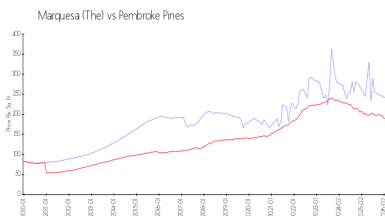
The Marquesa
Address: 145 SW 117th Ter,
Pembroke Pines, FL 33025
Phone: +1 (954) 437-9614

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
17105	690 sq ft	Feb 2026	\$230,000	\$333
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

Market Information



Marquesa (The):	\$241/sq. ft.	Pembroke Pines:	\$189/sq. ft.
Pembroke Pines:	\$189/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Marquesa (The)	3%
Pembroke Pines	4%
Broward	6%

Avg. Time to Close Over Last 12 Months



Built in 1999 - 21 blocks ~468 units - 3 floors

Marquesa (The)
Pembroke Pines
Broward

64 days
75 days
89 days