

# Unit 9206 - Marquesa (The)

9206 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	F10503317
Status:	Active
Size:	713 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$265,000
List PPSF:	\$372
Valuated Price:	\$180,000
Valuated PPSF:	\$252

*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:	12
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

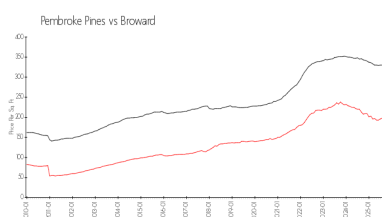
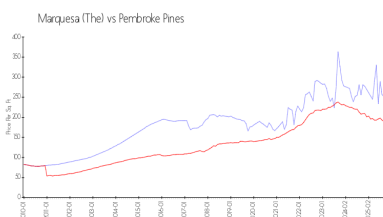
The Marquesa  
Address: 145 SW 117th Ter,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 437-9614

<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%



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

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

Marquesa (The)	65 days
Pembroke Pines	74 days
Broward	87 days