

# Unit 650 NW 78th Ter # 201 - Cove at French Villas

650 NW 78th Ter # 201 - 630-680 NW 79 Ter, Pembroke Pines, FL, Broward 33024

## Unit Information

MLS Number: F10536531  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$315,000  
 List PPSF: \$269  
 Valuated Price: \$287,000  
 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: 188  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

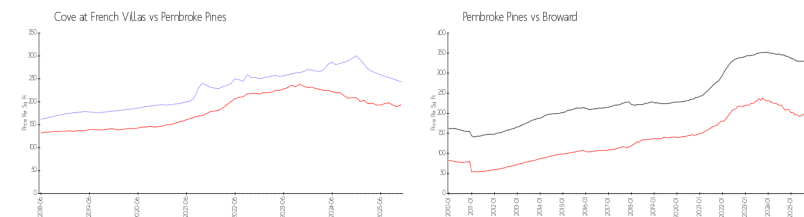
Cove at French Villas  
 Managed by  
 Renaissance Management Group, Inc.  
 1773 N. State Road 7, Suite 200  
 Lauderhill, FL 33313  
 954-693-9989

<https://thecoveatfrenchvillas.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	970 sq ft	Nov 2025	\$211,500	\$218
102	970 sq ft	Sep 2025	\$250,000	\$258
104	1,170 sq ft	Jul 2025	\$300,000	\$256
103	970 sq ft	May 2025	\$245,000	\$253
103	970 sq ft	May 2025	\$267,000	\$275

## Market Information



Cove at French Villas:	\$244/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale



Cove at French Villas	1%
Pembroke Pines	3%
Broward	4%

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

Cove at French Villas	75 days
Pembroke Pines	74 days
Broward	88 days