

# Unit 450 Palm Cir W # 106 - Palms of Pembroke

450 Palm Cir W # 106 - 200-450 Palm Cir W, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: RX-11162585  
 Status: Active  
 Size: 1,016 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Assigned  
 View:  
 List Price: \$280,000  
 List PPSF: \$276  
 Valuated Price: \$280,000  
 Valuated PPSF: \$276

*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: 348  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

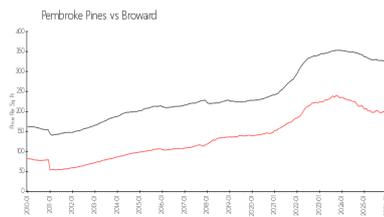
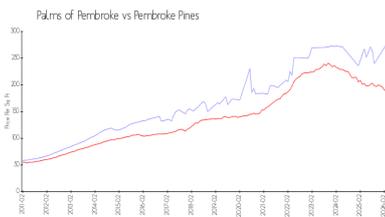
Palms of Pembroke Pines  
 Address: 9450 Palm Cir N,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-450-5800

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
223	1,113 sq ft	Mar 2026	\$289,900	\$260
201	1,016 sq ft	Mar 2026	\$283,000	\$279
203	1,016 sq ft	Feb 2026	\$262,000	\$258
301	1,016 sq ft	Dec 2025	\$221,000	\$218
306	1,016 sq ft	Sep 2025	\$246,500	\$243

## Market Information



Palms of Pembroke: \$277/sq. ft.  
 Pembroke Pines: \$189/sq. ft.

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 Broward: \$306/sq. ft.

## Inventory for Sale

Palms of Pembroke: 1%  
 Pembroke Pines: 4%  
 Broward: 6%



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

Palms of Pembroke	52 days
Pembroke Pines	75 days
Broward	89 days