

# Unit 8343 SW 5th St # 101 - Heron Pond

8343 SW 5th St # 101 - 8343-8471 SW 1 St, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11530667
Status:	Active
Size:	954 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$189,900
List PPSF:	\$199
Valuated Price:	\$170,000
Valuated PPSF:	\$178

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:	304
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

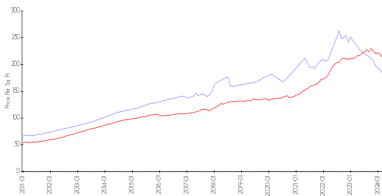
Heron Pond  
 Address: 8320 SW 1st St,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-251-2593

## Recent Sales

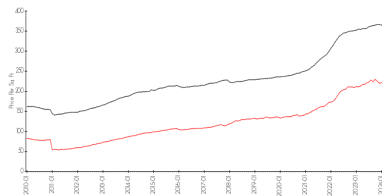
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,033 sq ft	Dec 2023	\$206,000	\$199
208	772 sq ft	Nov 2023	\$105,000	\$136
203	1,033 sq ft	Oct 2023	\$220,000	\$213
107	836 sq ft	Aug 2023	\$212,000	\$254

## Market Information

Heron Pond vs Pembroke Pines



Pembroke Pines vs Broward



Heron Pond:	\$179/sq. ft.	Pembroke Pines:	\$208/sq. ft.
Pembroke Pines:	\$208/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Heron Pond	3%
Pembroke Pines	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Heron Pond  
Pembroke Pines  
Broward

64 days  
55 days  
67 days