

# Unit 7304 - Marquesa (The)

7304 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11544183  
 Status: Active  
 Size: 690 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$295,000  
 List PPSF: \$428  
 Valuated Price: \$198,000  
 Valuated PPSF: \$278

*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: 9  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

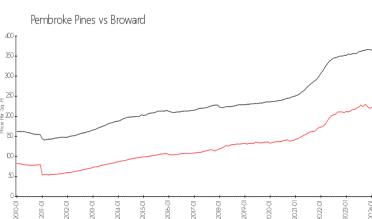
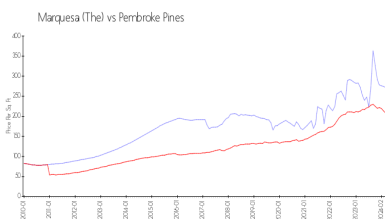
The Marquesa  
 Address: 145 SW 117th Ter,  
 Pembroke Pines, FL 33025  
 Phone: +1 (954) 437-9614

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19204	1,130 sq ft	Apr 2024	\$342,000	\$303
15-307	1,130 sq ft	Apr 2024	\$338,000	\$299
21206	867 sq ft	Apr 2024	\$260,000	\$300
20-101	1,130 sq ft	Jan 2024	\$345,000	\$305
304	858 sq ft	Jan 2024	\$294,500	\$343
10303	1,130 sq ft	Jan 2024	\$300,000	\$265

## Market Information



Marquesa (The): \$272/sq. ft.  
 Pembroke Pines: \$208/sq. ft.  
 Pembroke Pines: \$208/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale



Marquesa (The)	2%
Pembroke Pines	3%
Broward	4%

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

Marquesa (The)	28 days
Pembroke Pines	55 days
Broward	67 days