

# Unit 8471 SW 5th St # 107 - Heron Pond

8471 SW 5th St # 107 - 8343-8471 SW 1 St, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11545752  
 Status: Active  
 Size: 836 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$235,500  
 List PPSF: \$282  
 Valuated Price: \$149,000  
 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

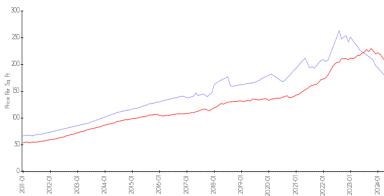
Heron Pond  
 Address: 8320 SW 1st St,  
 Pembroke Pines, FL 33025  
 Phone: +1 954-251-2593

## Recent Sales

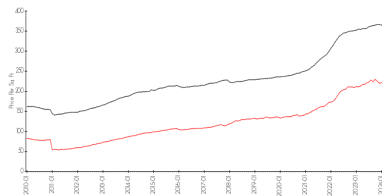
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,033 sq ft	Dec 2023	\$206,000	\$199
208	772 sq ft	Nov 2023	\$105,000	\$136
203	1,033 sq ft	Oct 2023	\$220,000	\$213
107	836 sq ft	Aug 2023	\$212,000	\$254

## 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