

Unit 13455 SW 16th Ct # 109F - Ivanhoe East at Century Village (E-U)

13455 SW 16th Ct # 109F - 12955-13455 SW 16 Ct, Pembroke Pines, FL, Broward 33027

Unit Information

MLS Number:	A11348394
Status:	Active Under Contract
Size:	936 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$270,000
List PPSF:	\$288
Valuated Price:	\$203,000
Valuated PPSF:	\$217

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

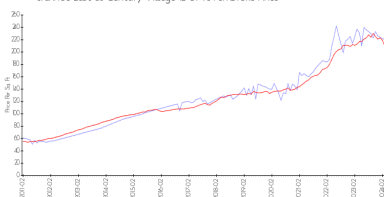
Number of units:	688
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	1%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Recent Sales

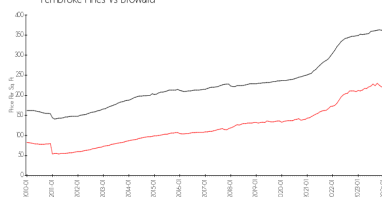
Unit #	Size	Closing Date	Sale Price	PPSF
201E	1,533 sq ft	Mar 2024	\$318,000	\$207
102Q	986 sq ft	Mar 2024	\$210,000	\$213
T310	1,351 sq ft	Mar 2024	\$220,000	\$163
401M	1,422 sq ft	Feb 2024	\$200,000	\$141
207Q	1,082 sq ft	Feb 2024	\$212,100	\$196

Market Information

Ivanhoe East at Century Village (E-U) vs Pembroke Pines



Pembroke Pines vs Broward



Ivanhoe East at Century Village (E-U):	\$220/sq. ft.	Pembroke Pines:	\$210/sq. ft.
Pembroke Pines:	\$210/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Ivanhoe East at Century Village (E-U)	2%
Pembroke Pines	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Ivanhoe East at Century Village (E-U)	55 days
Pembroke Pines	54 days



Broward

65 days