

Unit 1251 SW 134th Way # 213A - Ivanhoes West at Century Village (A-J)

1251 SW 134th Way # 213A - 1301-1551 SW 135 Ter, Pembroke Pines, FL, Broward 33027

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11480655 |
| Status: | Active |
| Size: | 933 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$249,000 |
| List PPSF: | \$267 |
| Valuated Price: | \$182,000 |
| Valuated PPSF: | \$195 |

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

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| Number of units: | 392 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 6 |

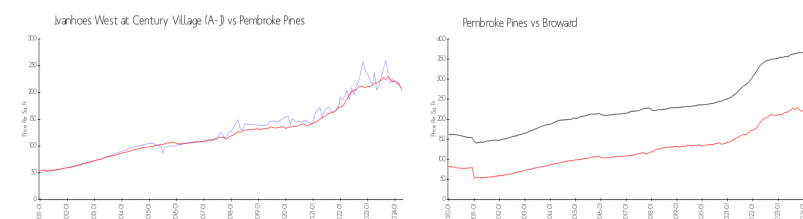
Building Association Information

Ivanhoe West Century Village
Condo 1 Assn Inc
549 Swgrss Corp Parkway
Sunrise, FL 33325
Phone: (954) 436-4888

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 409H | 702 sq ft | May 2024 | \$140,000 | \$199 |
| 110A | 819 sq ft | Apr 2024 | \$125,000 | \$153 |
| 214H | 1,044 sq ft | Mar 2024 | \$210,000 | \$201 |
| H-104 | 810 sq ft | Mar 2024 | \$140,000 | \$173 |
| 403A | 702 sq ft | Mar 2024 | \$155,000 | \$221 |
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Market Information



Ivanhoes West at Century Village (A-J): \$204/sq. ft.
Pembroke Pines: \$208/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale



| | |
|--|----|
| Ivanhoes West at Century Village (A-J) | 3% |
| Pembroke Pines | 3% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--|---------|
| Ivanhoes West at Century Village (A-J) | 61 days |
| Pembroke Pines | 55 days |
| Broward | 67 days |