

# Unit 12600 SW 5th Ct # 404L - Buckingham East at Century Village

12600 SW 5th Ct # 404L - 12500-12650 SW 5 Ct, Pembroke Pines, FL, Broward 33027

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11518938                       |
| Status:         | Active                          |
| Size:           | 1,045 Sq ft.                    |
| Bedrooms:       | 1                               |
| Full Bathrooms: | 1                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | Assigned Parking, Guest Parking |
| View:           |                                 |
| List Price:     | \$218,000                       |
| List PPSF:      | \$209                           |
| Valuated Price: | \$196,000                       |
| Valuated PPSF:  | \$188                           |

*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:                         | 392 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

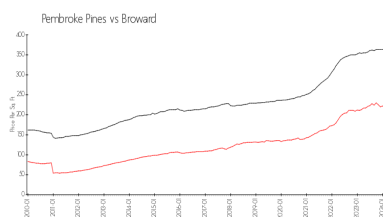
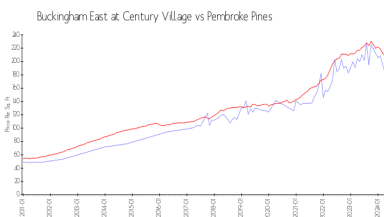
## Building Association Information

Century Village Pembroke Pines  
 13800 SW 5th Ct,  
 Pembroke Pines, FL 33027  
 (954) 431-2137

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 410P   | 1,106 sq ft | Feb 2024     | \$233,000  | \$211 |
| 112L   | 1,045 sq ft | Jan 2024     | \$200,000  | \$191 |
| 105P   | 1,106 sq ft | Jan 2024     | \$211,700  | \$191 |
| 108M   | 1,192 sq ft | Jan 2024     | \$270,000  | \$227 |
| 408L   | 1,192 sq ft | Oct 2023     | \$288,000  | \$242 |
| 114K   | 840 sq ft   | Oct 2023     | \$215,000  | \$256 |
| 101    | 1,508 sq ft | Oct 2023     | \$255,000  | \$169 |
| 102O   | 1,192 sq ft | Oct 2023     | \$275,000  | \$231 |
| R101   | 1,507 sq ft | Oct 2023     | \$350,000  | \$232 |

## Market Information



Buckingham East at Century Village: \$185/sq. ft.  
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.



### **Inventory for Sale**

|                                    |    |
|------------------------------------|----|
| Buckingham East at Century Village | 5% |
| Pembroke Pines                     | 3% |
| Broward                            | 3% |

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

|                                    |         |
|------------------------------------|---------|
| Buckingham East at Century Village | 61 days |
| Pembroke Pines                     | 54 days |
| Broward                            | 67 days |